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February 4, 2004

CITY OF ROSEVILLE GENERAL PLAN

2020

ADOPTED

February 4, 2004

RESOLUTION NO. 04-39



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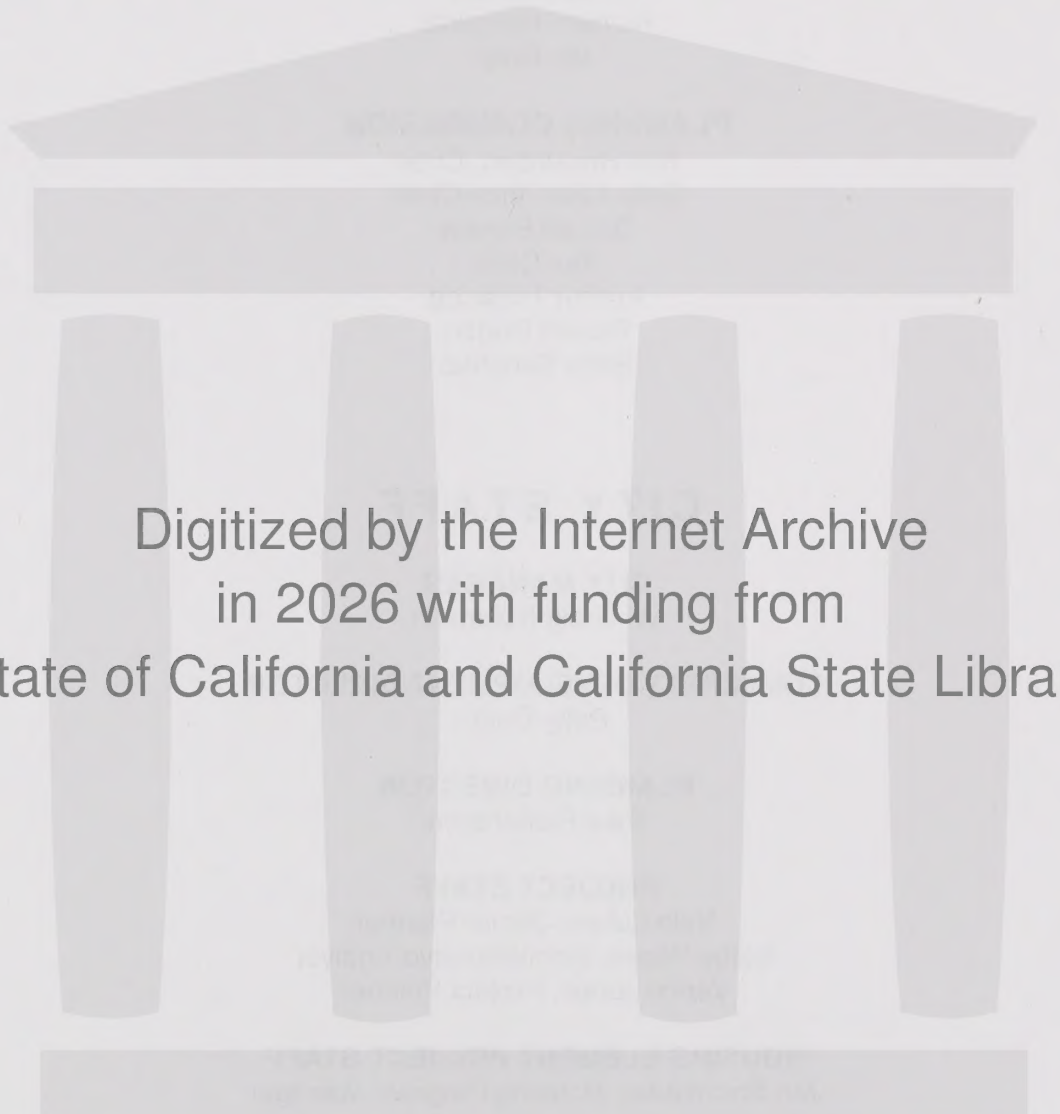
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I. INTRODUCTION



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INTRODUCTION

A. FUNCTION AND INTENT OF THE GENERAL PLAN

A General Plan serves as a long-term policy guide for the physical, economic, and environmental growth of a City. It is a statement of the community's vision of its ultimate physical growth.

State law requires that every county and city prepare and adopt a comprehensive long-range plan to serve as a guide for the development of the community. The plan must consist of an integrated and internally consistent set of goals, policies and implementation measures. In addition, the plan must focus on those issues that are of the greatest concern to the community, and be written in a clear and concise manner. City actions, such as those relating to land use allocations, annexations, zoning, subdivision and design review, redevelopment, and capital improvements must be consistent with the General Plan.

The City of Roseville General Plan serves to:

- Enable the City Council and Planning Commission to establish long-range development policies;
- Provide a basis for judging whether private development proposals and public projects are in harmony with the policies; and

- Guide public agencies and private developers in designing projects that are consistent with City policies.

The Plan is designed to be:

Long-range: However imperfect the vision of the future is, almost any development decision has effects lasting more than 20 years. In order to create a useful context for development decisions, the General Plan looks towards the year 2010 and beyond.

Comprehensive: The Plan provides direction to coordinate all major components of the community's physical development.

General: Because it is long-range and comprehensive the Plan, in most cases, is general. The plan's purpose is to serve as a framework for detailed public and private development proposals. It establishes requirements for additional planning studies, which must be completed prior to any future specific plan to modify the General Plan land use allocation.

Roseville's first General Plan, consisting basically of a land use map, was adopted in 1963. The first comprehensive General Plan for the City was adopted in 1977. While various elements were updated since 1977, the 1992 General Plan represented the first comprehensive update since that time. Although no new land uses were allocated beyond those

identified in the previous General Plan, the 1992 Plan did result in substantial policy revisions. The Plan land use allocation has been modified by the City Council several times since the 1992 update with the adoption of the Del Webb, North, Highland Reserve North, and Stoneridge Specific Plans, and with the annexation of the Pleasant Grove Waste Water Treatment Plant and Foothill Business Park properties. However, although land use has changed, the core policies of the 1992 update were retained.

A technical update to the General Plan was accomplished in January 2003 that focused on updating information that had changed as a result of previous City Council actions (adoption of specific plans and update of the Capital Improvement Program etc).

The most recent change to the General Plan also occurred in 2003 with the adoption of the West Roseville Specific Plan, annexation and sphere of influence amendment. With the adoption of the Specific Plan and annexation, several revisions to the General Plan occurred including inclusion of the City's previously adopted Guiding Principles for development West of Roseville, a change in land use allocation, and map revisions.

The General Plan integrates the City's nine adopted specific plans. These plans are incorporated as a part of the General Plan and should be referred to for specific requirements.

B. HISTORICAL CONTEXT

The City of Roseville is located on the Interstate 80 corridor, approximately 16 miles northeast of downtown Sacramento, California (Figure 1). This places the City in the northeast fringe of the Sacramento Metropolitan area. Located within Placer County, Roseville is the largest city within the County.

The first residents in the area were the Maidu Indians. Their territory extended from the Sacramento River to the Sierra Nevada. Of the two principal divisions that made up the Maidu nation, the southern Maidu controlled the entire American River drainage area, the Bear and Yuba Rivers, and the area now encompassed by the City of Roseville.

Outside exploration of the region was first recorded in the early 1800's. This included early fur trapping explorations. The discovery of gold in 1848 brought over 10,000 people to Placer County. By the 1850's, miners failing to find promised riches began turning to other pursuits, such as farming. Disgruntled miners and pioneer ranchers formed the nucleus of the first families who settled the area before it became known as Roseville.

On November 29, 1863, during construction of the transcontinental railroad from Sacramento to Promontory, Utah, railroad graders reached "The Junction." The original map of the City was filed with the Placer County Recorder on August 13, 1864, titled "Plan of the Town of Roseville at the Junction of the Central Pacific and California Railroads." Between 1870 and 1906, small frame buildings and roughhewn board sidewalks sprang up. A school was built; churches and fraternal organizations were established; and efforts were made to stimulate industry, first by the establishment of a flourmill and later a winery.

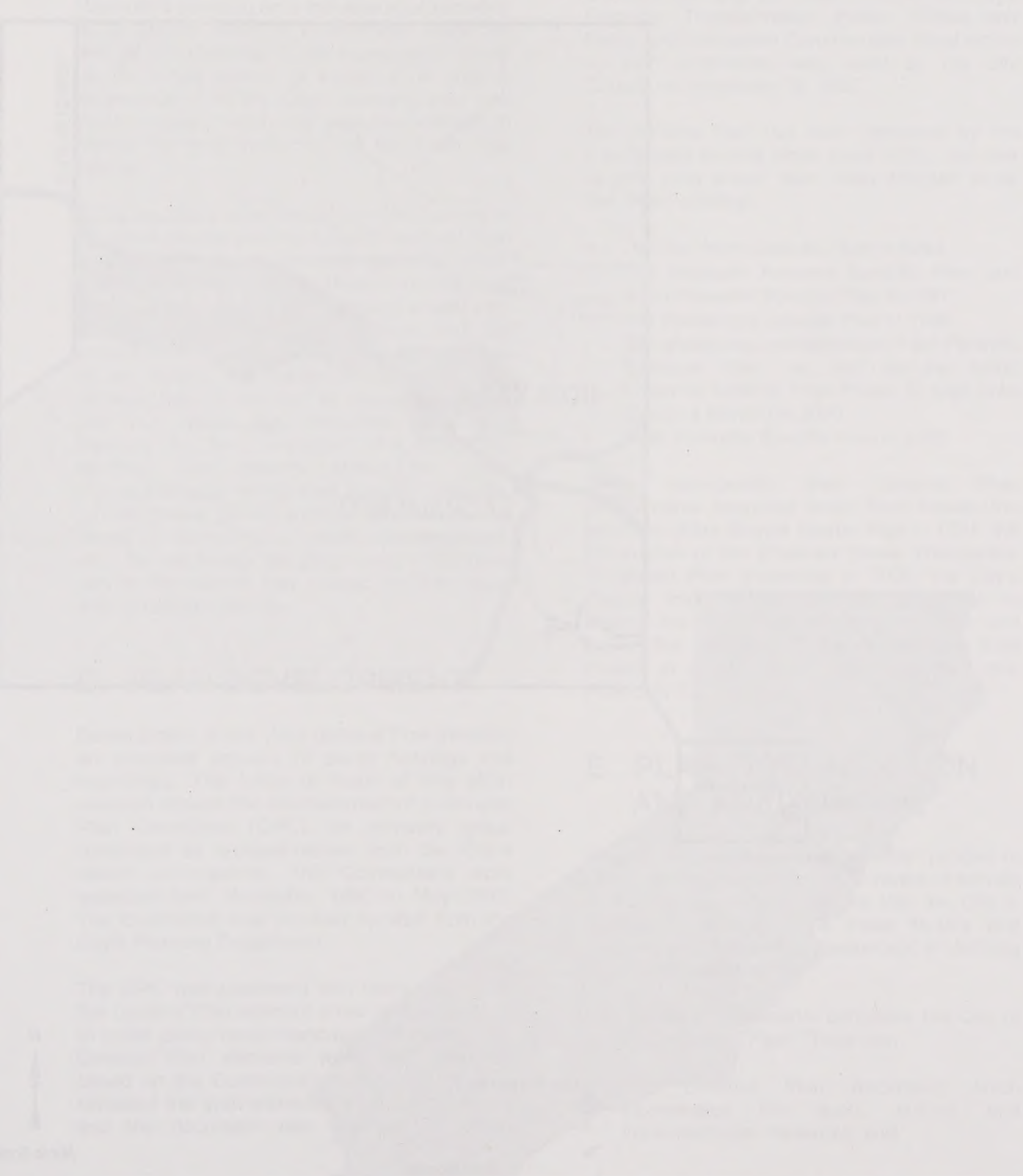
In April of 1908, the Southern Pacific Railroad Company officially moved its terminal, roundhouse and shops from Rocklin to Roseville. This move brought many jobs and residents to the community. After the railroad's relocation, an organized drive for incorporation began. On April 2, 1909, by a vote of 241 to 90, the people voted in favor of incorporation. Roseville became a Charter City on January 10, 1955 and, on March 26, 1964 during the City's 100th anniversary, Roseville was honored as an All American City.

Today Roseville has evolved, from what was considered a "bedroom community" in the 1970's, to an emerging urban center with a mix of residential and employment uses. As of January 2001, the City's population was estimated at 83,200 and is expected to exceed 100,000 prior to 2005. In addition, the City has attracted a significant amount of non-residential growth including commercial, office and industrial development. It is anticipated that Roseville, along with the remainder of the South Placer/Sacramento Region, will continue to be the focus of significant development activity.

The City is characterized by a mix of older and newer development. Roseville has generally grown outward from its historic downtown

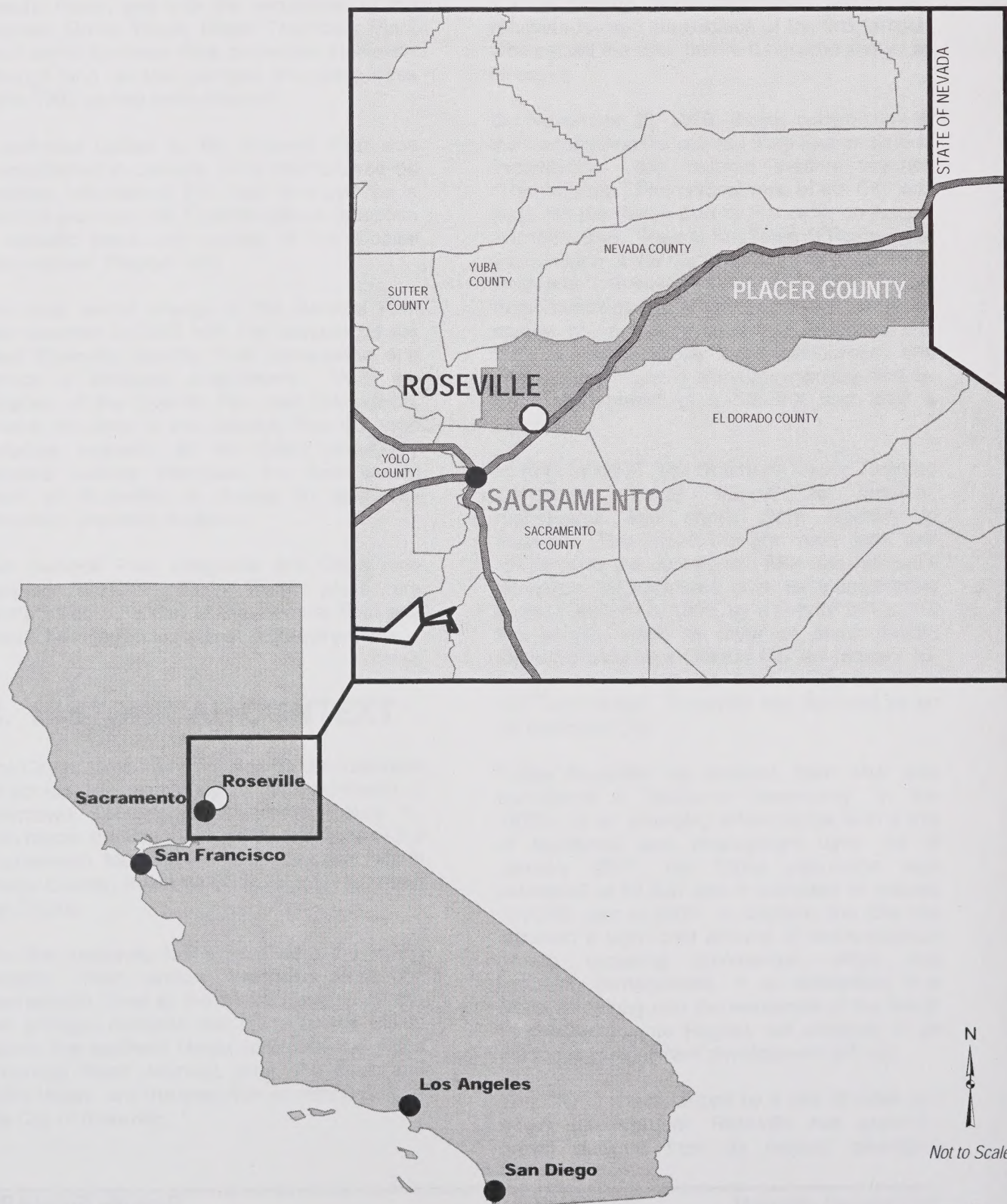
adjacent to the Southern Pacific railroad yard. The center of the City is typified by the downtown and small lot, single-family residences, while newer commercial and office development and larger suburban-type

residences characterize the edges of town. The current focus of new development is along the eastern, western and northern portions of the community within the City's eight specific plan areas and the North Industrial area.



ROSEVILLE 2020

Regional Location Map



C. PLANNING AREA

The focus of the General Plan's land use policy is on the City's primary planning area. Roseville's planning area includes approximately 36.35 square miles of incorporated lands, as well as an additional 6,743 acres, which make up the City's sphere of influence. A graphic representation of the City's planning area and the acreages of each sub area are reflected in Figure II-1 and Table II-1 of the Land Use Element.

While the City's incorporated area and sphere of influence are the primary focus of General Plan policies, there are "secondary planning areas" that bear relationship to Roseville's planning efforts. These secondary planning areas vary depending upon the type of issue and the impacts associated. For example, for the issue of air quality, the secondary planning area includes the City as well as areas outside the City but within the associated air basin. Similarly for flood protection, the secondary planning area extends across the entire drainage basins, which flow through Roseville. In many other cases, such as solid waste and recycling, transportation, wastewater treatment, etc., the secondary planning areas encompass varying boundaries that exceed the City limits and sphere of influence.

D. PLAN DEVELOPMENT

Development of the 1992 General Plan involved an extensive process of public hearings and workshops. The focus of much of this effort revolved around the establishment of a General Plan Committee (GPC), an advisory group comprised of representatives from the City's seven commissions. The Committee's work extended from November 1990 to May 1992. The Committee was assisted by staff from the City's Planning Department.

The GPC was presented with issue papers for the General Plan element areas and was asked to make policy recommendation for each. Draft General Plan elements were then prepared based on the Committee's direction. The GPC reviewed the draft elements, made adjustments and the document was released for public

review, in conjunction with the environmental impact report (EIR), in June 1992.

In addition to the GPC, public hearings on the General Plan and EIR were held at the City's Planning, Transportation, Public Utilities and Parks and Recreation Commissions. Final action on both documents was taken by the City Council on November 18, 1992.

The General Plan has been amended by the City Council several times since 1992. Six new specific plan areas have been adopted since that time including:

- The Del Webb Specific Plan in 1993;
- The Highland Reserve Specific Plan and North Roseville Specific Plan in 1997;
- The Stoneridge Specific Plan in 1998;
- The annexation and adoption of the Foothills Business Park, as well as the North Roseville Specific Plan Phase III plan area (Doctor's Ranch) in 2000.
- West Roseville Specific Plan in 2003.

Other non-specific plan General Plan amendments approved since 1992 include the adoption of the Bicycle Master Plan in 1994, the annexation of the Pleasant Grove Wastewater Treatment Plant properties in 2000, the City's Capital Improvement Plan (CIP) Update to amend the Circulation Element in 2000 and 2002, the adoption of the Woodcreek East Project in 2000, and the Renaissance Creek Project in 2001.

E. PLAN ORGANIZATION AND APPLICATION

Emphasis is placed on "performance" policies or standards that attempt to define levels-of-service and other less tangible factors that the City is seeking to achieve. It is these factors and requirements that will be paramount in defining Roseville's quality of life.

Two primary components constitute the City of Roseville General Plan. These are:

- The General Plan document which incorporates the goals, policies and implementation measures; and

- The land use map, which graphically represents the City's existing and planned land use mix and pattern.

The City's official land use map is available through the Planning Department located at the Civic Center at 311 Vernon Street. A land use "diagram," which schematically reflects the uses from the land use map, is included in the back of this document.

The General Plan document is organized into nine separate mandatory and optional elements. The State Mandated elements include: Land Use, Circulation, Open Space and Conservation (combined), Safety, Housing, and Noise. The optional elements consist of: Air Quality, Parks and Recreation, and Public Facilities.

Each element is organized in the same fashion, with a brief setting and outlook section describing the existing conditions and critical issues for the topic area. In each element, there are goals, policies and implementation measures. The goals state the overall desired conditions that the City would like to achieve. The policies indicate an action or direction that the City must take as a step towards achieving the desired condition or goal. The implementation measures are more specific and include precise actions to achieve the slated policies. Each element contains one or more components structured in a similar manner.

To understand the full intent of the General Plan, the goals, policies and implementation measures must be reviewed together and in combination with the land use map. In addition, many individual issues have implications, which are contained in more than one element throughout the Plan. Readers of the General Plan should review other parts of the document where references are made to additional information.

The general content of each element is described below:

Land Use Element discusses existing and projected land use conditions, land use designations and standards, community form, community design and growth management. The goals and policies are intended to promote a balanced land use pattern that supports innovative land use approaches and retains and

enhances the distinct character and identity of Roseville.

Circulation Element identifies the general location and the extent of the existing and proposed roadways, highways, railroads and transit routes. The element identifies policies and programs to reduce traffic congestion, promote alternative forms of transportation and provide safe travel throughout the City.

Air Quality Element integrates related land use, transportation and circulation, transit and energy issues. The policies and implementation measures are intended to improve air quality and encourage cooperation between the jurisdictions involved in regional air quality efforts.

Open Space and Conservation Element provides for the conservation, development and use of natural resources, details plans and measures for the preservation of open space, and provides for outdoor recreation, public health and safety. It is the overall goal of the element to preserve a comprehensive interconnected system of open space, encompassing preservation and enhancement of natural habitat areas, for the use and enjoyment of the community.

Parks and Recreation Element provides goals and policies for both traditional "active" park lands and non-traditional "open space recreational" park lands. It specifies standards and conditions as guidelines for planning parks and recreation facilities, including size, type, and location.

Public Facilities Element identifies facility and service needs of the community and performance standards to ensure that desired service levels are maintained. Discussed are civic facilities, libraries, schools, electric and privately owned utilities, water and wastewater systems, solid waste and recycling, water and energy conservation, and the extension of City services. Emphasis is placed on the fair share contribution of new development towards the provision of services and facilities.

Safety Element establishes standards and plans for the protection of the community from a variety of hazards including earthquakes, flooding, crime, fire, hazardous materials, and electromagnetic fields.

Noise Element establishes standards for transportation and fixed noise sources to protect the health and welfare of the community.

Housing Element identifies the existing and projected housing needs and establishes goals, policies, and implementation measures for the preservation, improvement and development of housing to meet the needs of all economic sectors of the community.

The Plan also incorporates a glossary and an appendix. The appendix includes a list of references that were used in the preparation of the Plan, including the issue papers, EIR and specific plans. All referenced materials are available through the Roseville Planning Department.

The City of Roseville considers this General Plan incorporating the land use map, to meet all the state mandated requirements for the substance and content of a General Plan.

F. PLAN ADMINISTRATION AND AMENDMENT PROCEDURES

A continuing administrative program of monitoring and evaluation will accompany plan implementation. To remain effective in dealing with changing trends and conditions, the General Plan must maintain some flexibility. As determined appropriate, regular evaluation may, over time, identify desired amendments to the General Plan. Monitoring and evaluation provide an internal process for ensuring that the Plan remains dynamic and relevant, and also provides background for private sector amendments to be evaluated.

All General Plan amendments must be adopted by resolution, and require at least one public hearing by the Planning Commission and one by the City Council. State law allows Charter Cities, such as Roseville, to amend their General Plans as often as necessary. All General Plan amendments will require appropriate environmental documentation in accordance with the California Environmental Quality Act.

The following principles shall regulate the administration and amendment of Roseville's General Plan:

1. The City shall regularly evaluate the effectiveness and adequacy of the entire General Plan. Such evaluation should occur a minimum of every five (5) years starting from the date of initial adoption of the Plan, or whenever any significant modification to the General Plan is contemplated. The evaluation will consider the accuracy of data, effectiveness and relevance of goals, policies, and implementation measures, and compliance with relevant legislation.
2. Policy and text amendments to the General Plan may only be considered by the City when such amendments do not result in any internal inconsistencies within the Plan.
3. Amendments to the land use map may only be considered by the City when such amendments are consistent with all of the goals, policies and implementation, measures of the General Plan.

The primary purpose of this study was to determine the feasibility of developing a comprehensive plan for the city of Roseville. The study was conducted in three phases. The first phase was a literature review of existing plans and studies. The second phase was a series of public hearings and workshops to gather input from the community. The third phase was the development of the plan itself. The plan is organized into several sections, including a vision statement, a set of goals and objectives, and a series of policy statements. The plan is intended to provide a framework for the city's future development and to guide the actions of city officials and the community.

The plan is a living document that will be updated as the city's needs and circumstances change. It is the responsibility of the city council and the community to ensure that the plan is implemented and that the city's development is in accordance with the plan's vision and goals. The plan is a reflection of the city's values and aspirations and is intended to provide a clear and consistent direction for the city's future.

APPENDIX A AND APPENDIX B PROCEDURES

The following procedures were used in the development of the plan. The first procedure was the literature review, which involved a search of existing plans and studies. The second procedure was the public hearings and workshops, which were held to gather input from the community. The third procedure was the development of the plan itself, which involved the drafting of the vision statement, goals and objectives, and policy statements. The plan was then reviewed and approved by the city council.

The plan is a comprehensive document that provides a clear and consistent direction for the city's future. It is a reflection of the city's values and aspirations and is intended to provide a framework for the city's future development. The plan is a living document that will be updated as the city's needs and circumstances change. It is the responsibility of the city council and the community to ensure that the plan is implemented and that the city's development is in accordance with the plan's vision and goals.

II. LAND USE



2020

LAND USE

Existing Conditions and Projections
Land Use Designations, Definitions and
Standards
Community Form
Community Design
Growth Management
Relationship to Specific Plans

Land Use Element Purpose and Setting

As prescribed by State law, the purpose of the Land Use Element is to designate "the proposed general distribution and general location and extent of uses of land." Given this considerable task, the Land Use Element has the broadest scope of the General Plan elements, and plays the central role in correlating all land use issues into a set of coherent development policies. The Land Use Element's goals, policies and implementation measures relate directly to the other elements of the General Plan.

A City's land use distribution and pattern are influenced by a number of factors. These include projected capacity of local and regional infrastructure and services, maintenance of desired service levels, natural and environmental constraints, market opportunities and constraints, social factors, and hazard considerations. In addition, land uses are influenced by and impact a number of less measurable considerations. These include the character and identity of the community.

The land use pattern and various influencing factors have a complex interrelationship, each

impacting the other. As an example, resource capacities and the desired character of a community influence the mix and distribution of planned land uses. At the same time, the mix and distribution of land uses influence the amount and type of needed resources and represent a primary factor in determining the character of the community.

Roseville, along with the entire South Placer/ Sacramento region, has and continues to experience significant growth. This has led to a transition of the City from a relatively small residential community to a larger center with a mix of uses and increasingly urban character. The city's population has nearly tripled over the past 20 years, from 26,127 in 1982 to 90,739 in 2003. In addition, Roseville has experienced significant non-residential growth including commercial, office and industrial development. As a result, the City has had the challenge of accommodating and providing for growth, while attempting to retain its character and identity.

There are a number of underlying principles that form the foundation for the goals and policies of the Land Use Element. These principles are based on input the City has received from its

residents through various forums such as surveys, task forces, and committees. Some of the primary directing principles include the following:

- Promote and enhance Roseville's unique character and identity.
- Distinguish Roseville from adjacent communities through the quality of development and design, and the level of public services and facilities provided.
- Protect and enhance Oldtown/ Downtown and the City's established neighborhoods.
- Promote new development, which is an integrated and connected part of the City's land use pattern.
- Provide a variety of housing types and opportunities, including those for all income groups.
- Create a balanced land use pattern with an appropriate mix of uses to accommodate resident employment, service and social needs within the community.
- Promote a land use pattern that provides a high level of open space and recreational amenities and is sensitive to the natural environment.
- Create a land use mix and pattern which accommodates and promotes alternative transportation modes for ease of access and improved air quality.
- Proactively manage and plan for growth.

While not all of the above principles convert directly into a specific land use goal or policy, they have impacted the overall policy direction and the land use pattern. The principles are further carried out through the goals and policies of the other elements of the General Plan.

The Land Use Element consists of the land use map and land use policies. The land use map visually illustrates the City's existing and planned land use mix and pattern. A copy of the land use map is available through the Planning Department at 311 Vernon Street. A land use "diagram," which schematically reflects the uses

from the land use map, is included in the back of the General Plan. This diagram should be utilized as a general reference only.

Land use decision-making is guided by the goals, policies and implementation measures contained in the text of the Land Use Element. While the land use map is an illustration of policy, it only reflects those policies that can be graphically shown. As a result, the land use map and land use policies should be used in combination with each other, and the policies from the other elements, to determine consistency with the General Plan.

The Land Use Element text and policies are organized into the following six components:

Existing Conditions and Projections provides a description of the planning area, existing land use inventory, and future projections.

Land Use Designations, Definitions and Standards identifies and defines the City's land use categories, incorporating general use, development, intensity, siting and compatibility standards.

Community Form provides goals and policies to define and direct the future form and pattern of the City. Issues addressed include community character; relationship to transit, pedestrian, air quality; downtown/neighborhoods; relationship of new development; jobs/housing; economic development; community involvement; and inter-jurisdictional coordination.

Community Design includes goals and policies that address aesthetics and function; the integration of the built and natural environment; and community character. Emphasis is placed on the development of a design framework that reflects the City's goal of high quality, community-wide design.

Growth Management focuses on the proactive management of growth in the community. Included is the identification of performance standards to regulate potential future growth areas. Policies addressing annexations and expansion of the City's sphere of influence are also included.

Relationship to Specific Plans discusses the interrelationship between the General Plan and the City's nine existing specific plans.

The General Plan recognizes that the City may determine the need or desire to further expand in the future. Goals and policies are identified which must be met should the City determine it appropriate to expand its land use allocation or boundaries. Such expansion will require an amendment to the General Plan.

It is the overall goal of the Land Use Element to promote a balanced land use pattern that supports innovative land use approaches and retains and enhances the distinct character and identity of Roseville.

EXISTING CONDITIONS AND PROJECTIONS

A. PLANNING AREA

The focus of the General Plan's land use policy is on the City's "planning area." Roseville's planning area includes approximately 36.26 square miles of incorporated lands as well as an additional 6,698 acres, which make up the City's sphere of influence. Roseville's planning area is reflected on Figure II-1. A summary of the acreages for the lands within both the incorporated area and sphere of influence are included on Table II-1.

INCORPORATED AREA

Within the City limits there are eleven subareas that have been planned for urban development. These include the Infill Area, the City's nine specific plan areas, and the North Industrial area. Each area is briefly described below:

Infill Area

The Infill area constitutes what historically has been the central core of Roseville, as well as the areas that were the focus of growth in the City until the early 1980's. With the exception of scattered parcels of limited acreage, the Infill area is close to being fully developed. The land use in this area incorporates a mix of residential neighborhoods, commercial and industrial uses and amenities to serve the residents of the community. The Infill area encompasses the oldest portions of the City, which includes Central Roseville (the Oldtown/ Downtown and Riverside business districts), which is currently the focus of redevelopment and revitalization planning efforts. Totaling 5,982 gross acres, the Infill area will accommodate approximately 42,313 residents and 24,482 jobs a full buildout.

Southeast Roseville Specific Plan

The Southeast Roseville Specific Plan represents the City's first effort to utilize the specific plan process to master plan new development area. The Plan, originally adopted in February 1985 and expanded in April 1988, provides for the development of approximately 1,015 gross acres south of Douglas Boulevard in the southeast portion of the City. Included is a

mix of single and multi-family residential, commercial and office uses with schools, parks and open space amenities. The Plan area is anticipated to accommodate approximately 9,643 residents and provide 4,386 jobs at buildout.

Northeast Roseville Specific Plan

The Northeast Roseville Specific Plan was adopted in April 1987 and consists of 950 gross acres east of Interstate 80 and north of Douglas Boulevard. The land use plan for this area consists largely of commercial and employment based uses focused towards the regional market, and the inclusion of 1,080 dwelling units. The Plan incorporates significant open space resources including Miner's and Secret Ravines. Buildout population for the Northeast Plan area is projected at 3,835 residents with 18,587 jobs.

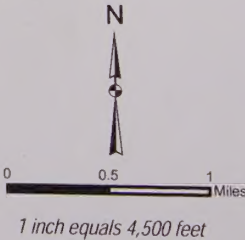
North Central Roseville Specific Plan

The North Central Roseville Specific Plan area is generally situated between Interstate 80 and Washington Boulevard, north of the Diamond Oaks Golf Course. The Plan, adopted in July 1990, is bordered on the north by Highway 65 and incorporates 1,715 acres. The North Central Plan area provides a diverse mix of residential, commercial and office uses. Included are regional commercial sites and significant wetland preservation/compensation area. The Plan area is expected to accommodate approximately 9,181 residents and 15,633 jobs at buildout.

ROSEVILLE 2020

General Plan
Planning Areas

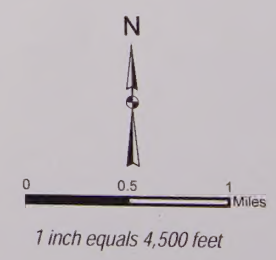
-  Specific Plan Boundary/Planning Area
-  Sphere of Influence
- Del Webb Specific Plan
 - Highland Reserve North Specific Plan
 - Infill Planning Area
 - North Central Specific Plan
 - North Industrial Planning Area
 - North Roseville Specific Plan
 - Northeast Specific Plan
 - Northwest Specific Plan
 - Southeast Specific Plan
 - Stoneridge Specific Plan
 - West Roseville Specific Plan



ROSEVILLE 2020

Central Roseville

 Central Roseville Boundary



**TABLE II-1
PLANNING AREA ACREAGES**

INCORPORATED AREA

SUBAREA	GROSS¹ ACREAGE
INFILL	5,982
SOUTHEAST	1,006
NORTHEAST	950
NORTH CENTRAL	1,715
NORTHWEST	2,617
NORTH INDUSTRIAL	1,945
HIGHLAND RESERVE NORTH	610
NORTH ROSEVILLE	1552
DEL WEBB	1,200
STONERIDGE	1,088
WEST ROSEVILLE	3,162
PLEASANT GROVE WASTE WATER TREATMENT PLANT	183
OTHER	1,197
TOTAL INCORPORATED AREA	23,207

SPHERE OF INFLUENCE

SUBAREA	GROSS¹
ROSEVILLE NORTH (ATHENS)	3,518
BOOTH & PFE	308
LIVOTI TRACT	132
ANNABELE	375
WEST ROSEVILLE	2,365
TOTAL SPHERE OF INFLUENCE	6,698

TOTAL PLANNING AREA

TOTAL	29,905 GROSS¹ ACRES
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SOURCE: City of Roseville Planning Department, 2003

¹ Gross acreage includes road and highway rights-of-way, easements, etc.

Northwest Roseville Specific Plan Area

The Northwest Roseville Specific Plan was adopted in May 1989 and includes 2,617 gross acres in the western portion of the City. Single and multi-family residences are the predominant land use in the area, with associated commercial, office and service uses. The Plan area incorporates a significant amount of parklands and open space, a city golf course and several school sites, including a high school. The Plan is anticipated to accommodate approximately 23,678 residents and provide 4,236 jobs at buildout.

Del Webb Specific Plan

The Del Webb Specific Plan was adopted in December 1993 and includes 1,200 gross acres north of Pleasant Grove Boulevard and east of Fiddymont Road. The Plan is an age restricted "active adult" community. It consists primarily of single-family homes focused around recreational facilities. Included are 27 holes of golf, private recreation centers, public parks and park preserves, two community commercial centers, a religious facility, and a fire station. The Plan accommodates 6,300 residents and provides for 1,173 jobs at buildout.

North Roseville Specific Plan

The North Roseville Specific Plan (Phase I) was adopted in August 1997 and includes 734 acres previously identified as urban reserve (233 acres) and light industrial (501 acres).

The North Roseville Specific Plan (Phase II) was adopted in May 1999 and includes 653 acres previously identified in the urban reserve. The North Roseville Specific Plan (Phase III) was adopted in July 2000 and includes 160 acres previously located within Placer County with a land use designation of Agriculture. Combined, the three phases of the NRSP include 5,644 single and multi-family dwelling units, 110 acres of commercial, 5 acres of business professional, 119 acres of parks, 185 acres of open space, and 69 acres of public/quasi-public. At buildout, the plan anticipates approximately 14,239 residents and 1,215 jobs.

Highland Reserve North Specific Plan

The Highland Reserve Specific Plan was adopted in May 1997 and includes 610 acres previously identified as urban reserve in the North Central Roseville Specific Plan. The Specific Plan includes 1,886 single and multi-family units, approximately 149 acres of commercial use, and a 36-acre church/private school site. At buildout, the plan area is expected to accommodate approximately 4,496 residents and provide 4,900 jobs.

Stoneridge Specific Plan

The Stoneridge Specific Plan was adopted in March 1998 and includes 1,088 acres, a majority of which (699 acres) was previously designated as urban reserve in the Northeast Roseville Specific Plan, with the remainder (390 acres) annexed into the City from unincorporated Placer County. The Specific Plan includes 2,855 single and multi-family units, 36 acres of Commercial, 5 acres of Business Professional, 76 acres of Park, 265 acres of Open Space, a 15-acre school site and a fire station. At buildout, the Plan area is expected to accommodate approximately 7,333 residents and provide 1,563 jobs.

North Industrial Area

The North Industrial area, while not subject to a specific plan, is a recognized planning subarea of the City. The area consists of 1,945 gross acres west of Washington Boulevard and north of the Northwest Roseville Specific Plan. Devoted primarily to industrial uses, the area is intended to provide a major employment/industrial center for the South Placer region. The North Industrial area will accommodate approximately 889 residents and provide 31,346 jobs at buildout.

West Roseville Specific Plan

The West Roseville Specific Plan was adopted in February 2004 and includes 3,162 acres west of Fiddymont Road, generally north of Pleasant Grove Boulevard. The Plan area was annexed into the City of Roseville from unincorporated Placer County. The Specific Plan includes 8,430 single and multi-family units, including 710 age-restricted units, 48.5 acres of Commercial, 19.6 acres of Business Professional, 108.5

acres of Industrial, 270.4 acres of Park, 684.6 acres of Open Space, and 107.7 acres of Schools. At buildout the Plan area is expected to accommodate approximately 20,810 residents and provide 9,408 jobs.

SPHERE OF INFLUENCE

Included within Roseville's primary planning area are approximately 6,698 acres of land within the City's sphere of influence. As reflected on Figure II-1 and Table II-1, the sphere of influence properties have been designated into five general areas. These lands, while not within the City's incorporated boundaries, do bear relation to Roseville's planning efforts. Lands within the City's sphere of influence are considered likely to be within the ultimate physical boundaries and service area of Roseville. Although it is not required that the city annex these areas, it is probable that these areas will be considered for annexation in the future.

The City does not have the jurisdiction or ability to control projects within its sphere, but it does receive notices and may comment on any such projects. All potential annexations, and expansions of the sphere of influence, are considered by the City in accordance with the policies of the Growth Management component of this element, and are subject to approval by the Placer County Local Agency Formation Commission (LAFCO).

In addition, the City has an expanded cooperation agreement in place with Placer County for the area within it's sphere of influence to the west. This area is commonly referred to as the City/County Memorandum of Understanding (MOU) area, which provides

guidelines for the City or County to follow to ensure that development proposed within is planned for cooperatively though input from both agencies.

B. LAND USE INVENTORY

Roseville's total General Plan land use allocation by use category is reflected on Table II-2. Included are the number of net acres and percent of the total City acres for each use at buildout of the General Plan. Table II-3 breaks the acreage down by incorporated subareas.

These figures should be considered as estimates, as they simply attempt to reflect the amount of development which could conceivably occur on all parcels after roadway easements and other encumbrances are excluded. The exact number of "built" or "net" acres for undeveloped land cannot be accurately determined until project specific plans have been approved.

A comparison of currently developed versus undeveloped acreage for each land use category is included in Table II-4. The table indicates that the inventory of vacant nonresidential lands remains sizable. This situation is typical for growing cities, as nonresidential development usually follows population growth and residential development. The mix of land use over time is expected to change, when the non-residential land builds out. As a result, Roseville is likely to continue to have a balance of employment and service uses in proportion to its population at buildout.

**TABLE II-2
TOTAL LAND USE ALLOCATION**

USE CATEGORY	NET ² ACRES	% OF TOTAL ACRES
RESIDENTIAL	10,035	49%
COMMERCIAL	1,833	9%
BUSINESS PROFESSIONAL/OFFICE	951	5%
INDUSTRIAL/WAREHOUSE	2,151	10%
OTHER (PUBLIC/PARKS/OPEN SPACE)	5,715	27%
TOTAL*	20,684	100%

* Not including public right-of-way

SOURCE: City of Roseville Planning Department 2003

**TABLE II-3
LAND USE ALLOCATION BY INCORPORATED
SUBAREA (in acres)**

Area	Res.	Comm.	Office	Indust.	Open Space/ Rec ³	Right of Way	Other ⁴	Total
Infill	2,723	616	147	887		409	1,200	5,982
SERSP	566	70	97		191	62	20	1,006
NERSP	110	297	383		76	65	19	950
NCRSP	628	342	196	78	285	96	90	1,715
NWRSP	1,750	129	20		462	104	152	2,617
NI	179	36	10	1,471	161	71	24	1,945
Del Webb	667	12			468	48	5	1,200
SRSP	614	36	5		340	69	24	1,088
HRNSP	294	162			77	30	46	609
NRSP	994	109			302	78	69	1,552
WRSP	1,754	48.5	19.6	108.5	955	128.3	148	3,162
Total Acres	10,169	1,848.5	924.6	2,640.5	3,292	1,156.3	1795	21,826

SOURCE: City of Roseville 2004

² Net acre assumes developable land after roadways, highways, easements and other encumbrances are extracted

³ Open space/Recreation includes open space, developed park and recreation areas, floodway open space, golf courses, and wildlife/vernal pool preserves.

⁴ Other land uses include day care, schools, churches, fire stations, electrical substations, corporation yards, and park and ride lots

**TABLE II-4
DEVELOPED VERSUS UNDEVELOPED LANDS BY USE**

Land Use	Developed Land as of 2003 (acres)	Undeveloped Land (acres)	Total acres (% of total)
Commercial/Retail	1,147 ac.	685.5 ac.	1,832.5ac. (10%)
Business Professional/Office	473 ac.	472.6 ac.	945.6 ac. (5%)
Industrial/Warehouse	809 ac.	1,336.5 ac.	2,145.5 ac. (12%)
Single-Family Residential	6739 ac.	2,544.4 ac.	9,283.4 ac. (43%)
Multi-Family Residential	489 ac.	271.7 ac.	760.7 ac. (4%)
Other (Public/Parks/Open Space)	developed/undeveloped combined	5,715 ac.	5,715 ac. (26%)
TOTAL	9,657 ac.	11,025.7 ac.	20,682.7 ac. (100%)

Source: City of Roseville 2003

C. GROWTH PROJECTIONS

The question of when Roseville will achieve buildout of its General Plan land uses impacts the City's land use inventory, infrastructure and resource needs and service calculations is not known. Estimates of projected growth vary from source to source dependent upon the methodology utilized. Under all scenarios, however, Roseville, along with the remainder of the South Placer and Sacramento region, is anticipated to remain attractive to both residential and nonresidential growth.

The General Plan does not specify a maximum growth rate. In general, growth rates mirror national economic trends, increasing during periods of economic expansion and decreasing during economic downturns. Periods of rapid growth are frequently followed by slower periods.

Over the past twenty years, Roseville has grown at a rate considerably above that of Placer County and the surrounding region. As growth rates have increased in the region, the City has captured an increasing share of the growth, although the community remains a small part of the region.

There are numerous complex and interrelated factors that influence growth in the region. Most of these factors cannot be altered by general plan policies. A general plan can, and usually does however, influence how much of a region's growth is captured in a community. Some of the factors that influence regional and local growth are listed below.

- General economic conditions in the State
- Federal budget issues and planned cutbacks
- State budget issues and planned cutbacks
- Competition from new growth areas
- Perceptions about the quality of life in the region
- Housing costs
- Job opportunities
- Infrastructure and resource availability

RESIDENTIAL/POPULATION

Table II-5 contains a series of alternative population projections developed from data from SACOG, the State Department of Finance, and historical population trends. The assumptions and base population figures used in each of these projections vary slightly. For comparison purposes, adjustments have been made to the projections to extend some to the year 2020. Dependent upon the projection selected, Roseville will exhaust its General Plan allocation of residential land somewhere between the years 2010 and 2020.

For planning purposes, the City assumes, based on economic conditions and available land use, that growth rates between 2000 and 2020 will exceed those experienced between 1970 and 1990 (4.59%). It is also anticipated that overall rates will be less than those experienced during the accelerated growth of the mid to late 1980's (8.59%). As a result, Roseville will likely experience buildout of its residential land use allocation prior to the 2020 horizon year of the General Plan.

Table II-6 breaks residential unit and population figures out by incorporated subarea. Based on 2000 census data, an average person per household figure of 2.53 has been utilized to project future population rates.

NONRESIDENTIAL/EMPLOYMENT

Given the increased number of economic and locational variables, employment estimates can be even more difficult to project than population figures. Roseville hired the firm of MuniFinancial to prepare forecasts for use in the City traffic model. The numbers generated are used in the General Plan for consistency.

**TABLE II-5
RESIDENTIAL UNITS/POPULATION BY INCORPORATED SUBAREA**

AREA	DWELLING UNITS			POPULATION ⁵		
	2001	2010	BUILDOUT	2001	2010 ⁷	BUILDOUT
INFILL	15,967	16,007	16,007	36,333	40,658	40,658
SERSP	2,903	3,163	3,163	7,373	8,034	8,034
NERSP	936	1,080	1,080	2,377	2,743	2,743
NCRSP	2,377	4,409	4,409	6,038	11,199	11,199
NWRSP	8,565	8,898	8,898	21,755	22,600	22,600
Del Webb	3,179	3,500	3,500	5,722	6,300	6,300
NRSP	877	5,644	5,644	2,227	14,335	14,335
Stoneridge	80	2,855	2,855	203	7,252	7,252
Highland Reserve	0	1,560	1,560	0	3,962	3,962
N. Industrial	0	895	895	0	2,273	2,273
WRSP	4	3,500	8,430	20	8,365	20,810
TOTAL	34,888	51,511	56,441	82,048	127,721	140,166

SOURCE: City of Roseville Planning Department 2004

⁵ Assumes 2.54 persons per household for 2010 at buildout (1990 census)

The methodology utilized to forecast employment for Roseville involved a "top down" process. Forecasts for the Sacramento region (MSA) were stepped down to counties and then down to cities and community plan areas within the county based on projected market conditions. A major advantage of this approach is that it produces consistent numbers from the regional level down to the City level.

Table II-7 reflects a comparison of projected employment by use, including the percentage of the total developed for each use, for 1990, 2010 and buildout. Table II-8 indicates projected buildout employment by incorporated subarea. Based on market projections converted to employees, the City has a considerable excess of nonresidential land uses. As a result, some non-residential uses will be less than 50 percent built out by the year 2020. Full buildout would occur considerably after this date.

D. CONCLUSIONS

Because of the sheer number of factors affecting growth trends and the complex interrelationships of these factors, making accurate projections is difficult. The longer the time period covered by the projections, the more imprecise the projection usually is at best, a twenty year projection provides a snapshot of the future; tomorrow, the picture may very well be different.

Based on Roseville's long-term growth projections and General Plan land use allocation, the City will have a projected shortage of residential uses and an excess of employment and services uses in 2020. It is likely that all residential lands will be developed prior to 2020. If the area of analysis is broadened to include lands outside the City, but within commute distance, an imbalance still exists based on currently allocated land uses.

Depending upon the perspective, the City's General Plan land use allocation either does not provide sufficient residential acreage, provides an excess of nonresidential acreage, or a combination of the two. In either case, it is projected that residential land will be exhausted well before buildout of nonresidential land could be achieved.

Without the addition of residential opportunities, or the reduction of employment generating land uses within Roseville and/or the adjacent jurisdictions, sufficient employees will not exist to fill potential job generation within reasonable commute distances. This brings into questions the likelihood that full buildout of nonresidential lands could actually occur based on current land use allocations.

The Land Use Element contains policies which promote a reasonable jobs/housing balance. The desired balance is dependent upon a number of factors including commute distances, job income, housing prices and desired land use inventories for economic development purposes. Having the same number of jobs and employed residents in an area is a worthy objective, although it does not necessarily ensure that a jobs/housing balance will be achieved. Planning the relationship between jobs and housing is not just a mathematical exercise, but rather requires both a quantitative and qualitative analysis of commute behavior, employment opportunities by occupation and wage, housing need and income type, and the rate of both job and housing growth. In addition, the relationship between jobs and housing must be looked at in a regional context.

Both the Community Form and Growth Management components of this element identify the development of an Economic Development Study Plan. This study will include a full analysis of the jobs/housing balance in the area. Based upon the findings of this and other studies, the City may consider amending its General Plan land use allocation.

**TABLE II-6
CITYWIDE EMPLOYMENT BY USE**

	1990 (% Buildout)	2010 (% Buildout)	BUILDOUT (% Buildout)
COMMERCIAL	9,002 (39%)	27,028 (88%)	30,829 (100%)
OFFICE	6,843 (19%)	17,534 (47%)	36,984 (100%)
INDUSTRIAL	6,185 (16%)	18,684 (45%)	41,438 (100%)
TOTAL	22,030 (22%)	106,108 (83%)	127,308 (100%)

Source: City of Roseville 2003.

**TABLE II-7
TOTAL PROJECTED EMPLOYMENT BY INCORPORATED SUBAREA**

SUBAREA	COMMERCIAL	OFFICE	INDUSTRIAL	TOTAL
INFILL Area	10,193	9,837	4,452	24,482
SERSP	1,229	3,157	0	4,386
NERSP	3,974	14,613	0	18,587
NCRSP	5,353	7,470	2,810	15,633
NWRSP	2,610	1,626	0	4,236
Del Webb	1,173	0	0	1,173
Stoneridge	--	--	--	1,563
NRSP	--	--	--	1,215
HRNSP	--	--	--	4,900
WRSP	6,297	281	2,830	9,408
NI Area	0	0	31,346	31,346
TOTAL	30,829	36,984	41,438	116,929

LAND USE DESIGNATIONS, DEFINITION AND STANDARDS

A. INTRODUCTION

Policies contained in each General Plan element, in conjunction with the land use map and land use designations, constitute the City's General Plan. The land use map portrays the City's planned land use mix and pattern at build-out of the adopted General Plan. Implementation measures are included as a means by which the General Plan will be carried out.

The land use designations applied to the General Plan land use map are defined in this component and listed in Table II-9. The density and intensity standards, as applicable, have been specified for each classification.

The land use designations address both public and private development and serve as a guide for zoning and other land use regulations. Because the land use map provides a guide for future development, it is possible that more than one zoning district may be consistent with any one land use designation. Table II-10 includes a listing of implementing zone districts for each land use designation.

Where appropriate, the proposed land use definitions are broad in scope to allow the flexibility necessary to achieve the General Plans policies related to pedestrian orientation and convenience gained by allowing mixed use projects. This is achieved through the permitted secondary uses associated with each land use designation. The Zoning Ordinance and Community-wide Design guidelines aid the integration of mixed uses by containing specific use restrictions and standards to assure compatibility with adjacent uses. The extent of the secondary uses permitted, and conditions related to their use, will be as specified in the overlying zoning, specific plan and/or other master plan.

Generally only one land use designation will be applied to a given area. However, to further accomplish mixed use policies of the General Plan, it is possible that two or more designations may be applied to a single area, establishing a variety of complementary land uses. Policies of the Specific Plan and Planned Development

zoning are utilized to specify the mix of use and any restrictions on uses otherwise associated with these two land use designations. It is expected that this technique may also be utilized in Central Roseville and the West Plan Village Center planning programs where a mix of high density residential, commercial, and office may be desirable.

In addition to specifying the permitted uses, the land use designations contain standards to be applied to each use. These include density standards for residential uses, intensity standards, expressed as floor area ratios (FAR), for nonresidential uses, and, where appropriate, land use compatibility standards. Tables II-11 and II-12 summarize the intensity standards for each land use designation. Table II-13 includes a land use compatibility matrix for all land use designations.

The low, medium and high density residential land use categories are based on the number of dwelling units per gross developable area. For the purposes of interpreting the land use map, a gross developable acre is defined as the land remaining after overhead power lines and their easements, areas within the designated 100-year floodplain, and any lands not designated for residential uses are subtracted.

Intensity standards for non-residential development are useful and are required by State planning law. Floor Area Ratios (FARs) are usually expressed as a percentage of total floor area (including all floors and not just the "footprint" of a building) when compared to the lot or parcel area. Typical commercial FARs range from 20% to 35%, but may be as high as 300% (i.e. a three floor building covering 100% of the lot area) in downtown Roseville. In addition to defining building intensity, FARs provide a basis for generalized traffic and employment projections.

The acreage, FAR and compatibility standards for the various commercial, office and industrial land use designations are intended as guidelines and not as absolute restrictions. Factors such as General Plan policies, intensity of use, anticipated traffic levels, and the

availability of public facilities and infrastructure will be assessed to determine the appropriate level of floor area to land area ratio. Adjustments to the specified FARs, whether an increase or

decrease, when supported by information relating to potential impacts, may be approved as part of a use permit approval, specific plan or General Plan amendment.

TABLE II-8 SUMMARY OF LAND USE DESIGNATION

RESIDENTIAL	
LDR	<u>LOW DENSITY RESIDENTIAL</u> (0.5 - 6.9 DWELLING UNITS PER GROSS DEVELOPABLE ACRE)
MDR	<u>MEDIUM DENSITY RESIDENTIAL</u> (7.0 - 12.9 DWELLING UNITS PER GROSS DEVELOPABLE ACRE)
HDR	<u>HIGH DENSITY RESIDENTIAL</u> (13.0 DWELLING UNITS PER GROSS DEVELOPABLE ACRE AND ABOVE)
COMMERCIAL	
NC	<u>NEIGHBORHOOD COMMERCIAL</u>
CC	<u>COMMUNITY COMMERCIAL</u>
RC	<u>REGIONAL COMMERCIAL</u>
OFFICE	
BP	<u>BUSINESS PROFESSIONAL</u>
INDUSTRIAL	
LI	<u>LIGHT INDUSTRIAL</u>
IND	<u>GENERAL INDUSTRIAL</u>
SPECIAL AREAS	
CBD	<u>CENTRAL BUSINESS DISTRICT</u>
P/QP	<u>PUBLIC/QUASI-PUBLIC</u>
P/R	<u>PARKS AND RECREATION</u>
OS	<u>OPEN SPACE</u>
UR	<u>URBAN RESERVE</u>
COMBINING DESIGNATIONS	
FP	<u>FLOODPLAIN</u>
SA	<u>STUDY AREA</u>
VC	<u>VILLAGE CENTER</u>
TS	<u>TRANSFER STATION</u>

**TABLE II-9
LAND USE DESIGNATIONS AND IMPLEMENTING ZONES¹**

LAND USE DESIGNATION	IMPLEMENTING ZONES		
	LDR	R1 R2	PD RS RMU
	MDR	R2 R3 RS PD	RMU
	HDR	R3 PD	RMU
	NC	NC PD	
	CC	NC CC GC	HC PD CMU
	RC	CC GC PD	
	BP	PD	
	LI	CM M1 PD	CMU
	IND	MP M1 M2 PD	CMU
	CBD	R3 HD CBD PD	NC CC CMU

¹ Land use designation implementation is not necessarily limited to these zones, especially when combined with an RS or PD zone. Additional zones may be consistent for transitional or interim land uses consistent with General Plan policies. Mixed land use designations may require a variety of land use designations and/or a PD zone.

**TABLE II-10
RESIDENTIAL LAND USE CHARACTERISTICS**

LAND USE CATEGORY	DWELLING UNITS PER ACRE	ESTIMATED POPULATION PER GROSS ACRE ¹
LOW DENSITY RESIDENTIAL	0.5 TO 6.9	1.27 - 17.53
MEDIUM DENSITY RESIDENTIAL	7.0 TO 12.9	17.78 - 32.77
HIGH DENSITY RESIDENTIAL	13.0 AND ABOVE	33.02+

¹ Assumes 2.54 persons per household (1990 Census).

**TABLE II-11
NON-RESIDENTIAL LAND USE CHARACTERISTICS**

LAND USE CATEGORY	FLOOR AREA RATIO*	ACRES	SQUARE FOOTAGE
NEIGHBORHOOD COMMERCIAL	20% TO 40%	3 TO 7	≤ 50,000
COMMUNITY COMMERCIAL	20% TO 40%	5 TO 25	50,000 TO 250,000
REGIONAL COMMERCIAL	20% TO 40%	≥25	≥250,000
BUSINESS PROFESSIONAL	20% TO 40%	N/A	N/A
LIGHT INDUSTRIAL	20% TO 50%	N/A	N/A
GENERAL INDUSTRIAL	20% TO 50%	N/A	N/A
CENTRAL BUSINESS DISTRICT	TO 300%	N/A	N/A

* FAR's are intended as guidelines and not as absolute restriction.

TABLE II-12

COMPATIBILITY OF ADJACENT¹ LAND USE DESIGNATIONS AS APPLIED ON THE GENERAL PLAN LAND USE MAP

	LDR	MDR	HDR	NC	CC	RC	BP	LI	IND	CBD	P/QP	P/R	OS	UR
LDR	•	•	○	○	○	N	○	○	N	○	○	•	•	○
MDR	•	•	•	○	○	N	○	○	N	○	○	•	•	○
HDR	○	•	•	○	○	○	○	○	N	•	○	•	•	○
NC	○	○	○	•	•	○	•	•	○	•	•	○	○	○
CC	○	○	○	•	•	•	•	•	○	•	•	○	○	○
RC	N	N	○	○	•	•	•	•	○	○	○	○	○	○
BP	○	○	○	•	•	•	•	•	○	•	○	•	•	○
LI	○	○	○	•	•	•	•	•	•	○	○	○	○	○
IND	N	N	N	○	○	○	○	•	•	N	○	N	○	○
CBD	○	○	•	•	•	○	•	○	N	•	•	•	•	○
P/QP	○	○	○	•	•	○	○	○	○	•	○	•	•	○
P/R	•	•	•	○	○	○	•	○	N	•	○	•	•	○
OS	•	•	•	○	○	○	•	○	○	○	•	○	•	○
UR	○	○	○	○	○	○	○	○	○	○	○	○	○	•
VC	○	○	○	○	○	○	○	○	○	○	○	○	○	•

- Compatible land uses
- Conditionally Compatible
- N Not compatible

LDR – LOW DENSITY RESIDENTIAL
MDR – MEDIUM DENSITY RESIDENTIAL
HDR – HIGH DENSITY RESIDENTIAL
NC – NEIGHBORHOOD COMMERCIAL
CC – COMMUNITY COMMERCIAL
RC – REGIONAL COMMERCIAL
BP – BUSINESS PROFESSIONAL

LI – LIGHT INDUSTRIAL
IND – GENERAL INDUSTRIAL
CBD – CENTRAL BUSINESS DISTRICT
P/QP – PUBLIC/QUASI PUBLIC
P/R – PARK AND RECREATION
OS – OPEN SPACE
UR – URBAN RESERVE
VC – VILLAGE CENTER

¹ For purposes of this table, "adjacent" includes land uses separated by collectors and local streets but does not include land uses separated by major arterials or highways.

B. LAND USE DESIGNATIONS, DEFINITIONS, AND STANDARDS

1. RESIDENTIAL LAND USES

Each residential land use designation will be indicated on the land use map as an abbreviation (e.g. LDR) and will be followed by a number, indicating the number of dwelling units per gross developable area (e.g. LDR-6.0). Minimum and maximum densities for each residential land use designation are included within the standards listed for each designation.

The density within any single area designated for residential use may be averaged, provided that no portion of the residential density is less than or exceeds the minimum or maximum gross developable density for that designation. For example, an area planned MDR-8.0 could include a variety of lot sizes and open space areas provided that no area was less than 7.0 units per acre or exceeded 12.9 dwelling units per acre. An exception to this restriction may be approved pursuant to Planned Development zoning. By using this zoning technique, a greater variety in density and housing type (e.g. cluster housing with common open space) may be approved provided that it is found to be consistent with the General Plan land use designation.

Each residential designation includes both primary and secondary land uses. As expected, the primary land uses are residential in each of these designations, but also include public parks, resource preservation and open space areas. The primary land uses also indicate the permitted building types (attached or detached). Specified secondary uses include those uses such as schools, churches, and private recreation which are normally associated with residential areas and are of such a limited size that a separate or distinct land use designation (e.g. public facility or commercial) is not always warranted.

In addition to the traditional secondary uses, there are other secondary uses included that under some circumstances may be compatible with each residential designation. These include limited office, commercial childcare facilities, and

neighborhood retail and services. These uses may be permitted to further General Plan goals and policies regarding neighborhood convenience, pedestrian orientation, and reducing vehicular trips.

Because of potential incompatibility with adjacent residential areas, these other secondary uses are limited in size to one and one-half (1½) acres, must be located on a collector or arterial, and are restricted to uses found necessary for neighborhood convenience. Such development is in addition to those areas already designated for nonresidential development on the General Plan land use map, and would be in-lieu of residential development (i.e. the area would not be included in residential density calculations). The location of such uses shall also be pedestrian oriented. Implementing zoning districts will further specify standards and the permitting process for these uses, including the prohibition of gas stations, auto repair, auto sales, and other more intense commercial uses.

LOW DENSITY RESIDENTIAL (LDR)

Purpose: The low-density residential land use category is applied to lands where single-family dwelling units that comprise the majority of Roseville's housing supply are located. The lower densities are assigned to lands with the flexibility to accommodate development constraints (e.g. slopes, trees, etc.). Typically, low-density residential lands should require minimal grading or disturbance of natural features.

Primary Uses: Attached and detached single-family residences; and public parks, resource preservation and open space areas.

Secondary Uses: Secondary uses include public and private schools, religious assembly, private recreation; and limited office, commercial childcare facilities, and neighborhood retail and services.

Standards: 0.5 to 6.9 dwelling units per gross developable acre. Lot sizes average 6,000 to 7,500 square feet, but may be larger or smaller.

Avoidance of land use limitations (topography, vegetation, easements, etc.) can be achieved by designing larger or smaller lots or by clustering and attaching units.

MEDIUM DENSITY RESIDENTIAL (MDR)

Purpose: The medium density residential land use category is applied to lands characterized by small lot single family detached dwelling units and attached patio homes, half-plexes, townhouses, condominiums, and mobile home parks. This residential land use will accommodate a variety of housing types and designs, and is often located as a transition or buffer between higher intensity land uses and low density residential land use. It may also be applied as a transition between higher volume roadways and lower density residential uses.

Primary Uses: Attached and detached single family and multi-family residences; and public parks, resource preservation and open space areas.

Secondary Uses: Secondary uses include public and private schools, religious assembly, private recreation; and limited office, commercial childcare facilities, and neighborhood retail and services.

Standards: 7.0 to 12.9 dwelling units per gross developable acre.

HIGH DENSITY RESIDENTIAL (HDR)

Purpose: The high density residential land use category is normally developed with apartments or condominiums with multiple story structures containing multiple, attached, dwelling units. The broad range of densities in this category will yield a variety of design options. In some areas this land use category may be combined with commercial uses to form a mixed-use development where higher densities could be desirable and beneficial.

Primary Uses: Multiple family dwellings in attached units; and public parks, resource preservation and open space areas.

Secondary Uses: Secondary uses include public and private schools, religious assembly, private recreation; and limited office, commercial childcare facilities, and neighborhood retail and services.

Standards: 13.0 and above dwelling units per gross developable acre. High density residential land use should be applied to lands adjacent to

arterial streets, transit linkages, and in close proximity to commercial services.

2. NON-RESIDENTIAL LAND USES

The non-residential designations include areas designated for commercial, office, industrial uses, special areas, and combining districts. Special areas include the Central Business District, Public and Quasi-Public uses, Parks and Recreation, Open Space, and Urban Reserve. Like the residential designations, each non-residential designation includes a purpose statement, primary and secondary uses, and standards for the use including a floor area ratio (FAR). As pointed out in the Introduction Section to this component, adjustments to the specified FARs, when supported by information relating to potential impacts, may be increased or decreased as part of a use permit approval, specific plan, or General Plan amendment.

Unlike the specific secondary uses listed in the residential designations, which are intended to be subordinate and may be permitted only to support neighborhood convenience, the relationship of secondary uses in non-residential areas differ. It is the intention of the non-residential land use designations to permit secondary land uses that are supportive and complimentary of the primary uses and not necessarily subordinate. Like the secondary residential uses, typically the size of these areas would be limited and would therefore not warrant a separate land use designation.

COMMERCIAL

NEIGHBORHOOD COMMERCIAL (NC)

Purpose: The neighborhood commercial land use designation is intended to provide basic commercial services for the convenience of surrounding neighborhoods within walking distance of major residential areas.

Primary Uses: A limited range of goods and services, including gas stations, intended for the convenience of the immediate neighborhood and compatible with adjacent land uses.

Secondary Uses: Medical offices, veterinary clinics, other professional offices and commercial child care facilities.

Standards: The neighborhood commercial land use should be applied to lands that are adjacent to collector and/or arterial streets, and residential neighborhoods. Goods and services may be provided in stand-alone buildings, or in small centers, on three to seven acres, with a floor area ratio between 20% and 40%. Project designs in this category will have a pedestrian scale and orientation, and provide convenient pedestrian and bicycle access thereby reducing the need for an automobile trip.

COMMUNITY COMMERCIAL (CC)

Purpose: The community commercial land use category is distinguished from the neighborhood commercial designation by providing a broader range of goods and services to an expanded service area.

Primary Uses: Retail stores and businesses selling a full range of goods and services including auto sales and repair, and commercial child care facilities.

Secondary Uses: Professional offices uses, including medical offices and clinics.

Standards: Due to the larger service area, the acreages are larger than in the neighborhood commercial land use category. The acreages range from 5 to 25 acres, the square footage ranges from 50,000 to 250,000 square feet, and the floor area ratio ranges from 20% to 40%. Appropriate areas for community commercial land use are the corners of, and adjacent to, arterials.

REGIONAL COMMERCIAL (RC)

Purpose: The regional commercial land use category is intended to accommodate the larger shopping centers and commercial activities where uses provide goods and services to a citywide and regional service area.

Primary Uses: Major department and discount stores, automalls, hotels and motels, and commercial recreation or entertainment.

Secondary Uses: Office and financial institutions.

Standards: Lands with this designation should be larger than 25 acres, and located adjacent to and with immediate access to major transit linkages, arterials, regional roadways, and highways. Sites should possess good automobile and truck access to accommodate the larger traffic volumes that normally occur in this land use category. Shopping centers in the regional commercial land use should exceed 250,000 square feet with a floor area ratio between 20% and 40%.

OFFICE

BUSINESS PROFESSIONAL (BP)

Purpose: To provide areas for small and large office uses, including uses supportive of offices.

Primary Uses: The business professional land use category includes administrative, professional, government and medical offices, and research and development (not including any assembly or manufacturing). Hospitals and clinics may also be permitted by this land use designation.

Secondary Uses: Limited service commercial uses (e.g. banks, restaurants, day care centers, travel agencies, florists, etc.) are encouraged where they would minimize the need for vehicle travel for convenience trips, but only as secondary uses in proximity to large office parks and complexes. In association with clinics and hospitals, pharmacies and other medical related retail may be permitted.

Standards: Offices developed in stand-alone buildings or in a business park or campus setting. The business professional land use designation may be applied to lands that are adjacent to regional and community commercial. This designation may also be used as a buffer between residential areas; and arterials, community commercial and light industrial. Floor area ratios should range between 20% and 40%.

INDUSTRIAL

LIGHT INDUSTRIAL (LI)

Purpose: The light industrial land use category is applied to lands reserved for office, industrial, and research and development uses that generate very limited noise, vibration, odor, dust, smoke, light, or other pollutants, and are either integrated or compatible with surrounding uses.

Primary Uses: Research and development (which may include manufacturing and assembly), electronics assembly, warehousing, intensive commercial uses (e.g. autobody repair, landscaping material sales, retail and wholesale lumberyards), and associated administrative offices.

Secondary Uses: Limited service commercial uses (e.g. banks, restaurants, day care centers, travel agencies, florist, etc.) are encouraged where they would minimize the need for vehicle travel for convenience trips, but only as secondary uses in proximity to larger industrial parks and complexes. Service uses with large space requirements such as health clubs, religious assembly, dance and gymnastic studios, and off-peak public assembly uses may also be permitted.

Standards: Lands designated for light industrial uses should be located adjacent to major roadways with convenient truck access to accommodate the needs of the businesses that require this land use. Floor area ratios range from 20% to 50%.

GENERAL INDUSTRIAL (IND)

Purpose: The general industrial land use category is intended to provide areas for industrial uses that tend to generate noise, vibration, odor, dust, smoke, light, and an aesthetic appearance not compatible with residential and other sensitive receptors. The intent of this category is to provide a place for industrial uses within the City that is properly buffered from other uses.

Primary Uses: A wide range of activities including manufacturing, wholesale distribution, large storage areas and other industrial uses are permitted.

Secondary Uses: Incidental retail and service commercial uses associated with large employment areas and industrial parks.

Standards: Areas developed under this designation should be located with direct access to major roads, freeways, or rail lines. Floor area ratios range from 20% to 50%.

SPECIAL LAND USE DESIGNATIONS

CENTRAL BUSINESS DISTRICT (CBD)

Purpose: The Central Business District is a distinct land use category that acknowledges land use patterns of significantly greater intensities and traditional mixed uses of retail, office and apartment. The district is limited in its application to Central Roseville, the West Roseville Village Center, and to areas of greater urban intensity.

Primary Uses: Lands with this land use designation contain a mix of retail and office uses, including municipal offices, public assembly, theaters, and restaurants.

Secondary Uses: Medium density and high density residential.

Standards: Floor area ratios may be as high as 300% (three times the site area).

PARK AND RECREATION (P/R)

Purpose: The park and recreation designation is used to identify public parks in Roseville and public and private recreation facilities.

Primary Uses: Public park and recreation facilities, including ball diamonds and fields, golf courses, pools, bike trails and community buildings; and private recreation uses when they include outside facilities such as golf course, tennis courts, etc.

Secondary Uses: Libraries, child/elder care facilities, resource mitigation, and drainage detention.

Standards: For public recreation, the Parks and Recreation Element contains policies and standards that establish locational criteria,

acreage requirements and the types of improvements planned for each of the City parks.

OPEN SPACE (OS)

Purpose: The open space land use designation is used to reserve and protect public and private lands that are significant due to wild life habitat, natural features, or flood hazard. Within new development areas, the 100-year floodplain boundaries will be designated as Open Space. In addition, sensitive or unique natural features, including, but not limited to, wetlands, vernal pools, and oak woodlands are also to be designated as open space as part of specific plans and other major development review processes.

Primary Uses: Passive recreation and minor recreation facilities (picnic tables, restrooms), walking and bike trails, and resource interpretive facilities.

Secondary Uses: Resource mitigation and drainage detention.

Standards: All permitted uses shall be compatible with the preservation and protection of open space values (habitat and visual) and comply with the policies and standards contained in the Open Space and Conservation Element.

PUBLIC/QUASI-PUBLIC (P/QP)

Purpose: The public/quasi-public land use designation is used to establish areas for education, religious assembly, governmental offices, municipal corporation yards, and water treatment plants.

Primary Uses: Municipal, governmental or public facilities.

Standards: This land use designation shall apply to all municipal facilities and may also be applied to quasi-public facilities where the size of such facilities warrants an individual land use designation.

URBAN RESERVE (UR)

Purpose: The urban reserve land use designation is applied to those lands that are anticipated to receive urban land entitlements,

but at the present time are constrained by growth management policies, availability of services or other limitations.

Primary Uses: Agriculture, open space, passive recreation and resource protection.

Secondary Uses: Caretakers residence.

Standards: A caretaker's residence may be established at a density of one unit per 300 acres. Prior to the allocation of any urban land use entitlements, the applicable constraints must be resolved consistent with the policies contained in the Growth Management Component of this element.

COMBINING DESIGNATIONS

These designations are only applied in combination with another land use designation and modify the uses and standards of that designation.

FLOODPLAIN (FP)

Purpose: The floodplain designation identifies those lands that are within the 100-year floodplain boundaries as defined in the Safety Element. Development of lands with a floodplain land use designation is strictly regulated by the City of Roseville. In areas with existing development, the floodplain designation is an overlay or combining land use. As part of a specific plan, the land use designation may be combined with an open space or parks designation, if found consistent with the policies of the Safety Element.

Permitted Uses and Standards: Uses are limited to those that minimize impacts on upstream and downstream areas and are consistent with both the policies of the Safety Element and the underlying land use designation.

STUDY AREA (SA)

Purpose: The study area land use designation is used as a combining land use to identify future General Plan or neighborhood study areas. This combining designation may be applied to any area where the City believes that additional land use analysis and amendment of

the General Plan may be desirable to resolve specific neighborhood or land use issues.

Permitted Uses and Standards: Concurrent with a land use map amendment to apply this combining designation, the City shall also adopt an ordinance regulating interim land use development. Such regulations shall relate to the land use issue necessitating such regulations and shall include an expiration date.

VILLAGE CENTER (VC)

Purpose: The Village Center land use designation is intended allow for a mix and density of land uses common to a traditional downtown, urban setting. It allows for flexibility and deviation from the standards and permitted uses contained in the primary land use designation for which it is combined.

Permitted Uses and Standards: Use of this combining designation requires comprehensive land use planning through approval of a Specific Plan area. The permitted uses, standards, and extent of deviation are to be defined in the Specific Plan.

TRANSFER STATION (TS)

Purpose: To reserve and protect industrial areas suitable for a solid waste transfer station.

Primary Uses: Intermediate waste handling facilities where solid waste is transferred from hauling vehicles to a transfer vehicle where the waste or portion thereof undergoes processing, recycling, or further handling before transport to a disposal site, waste processing facility, or other facility.

Standards:

1. The TS combining designation shall only be applied where all of the following is satisfied:
 - A. All surrounding land use designations are industrial or light industrial;
 - B. The area has access from major arterials capable of providing access for transfer vehicles and the public;
 - C. The use of the area as a transfer facility is consistent with the existing or planned character of the area; and

D. All areas within 200 feet of the transfer facility property shall be zoned such that the transfer facility use is protected from incompatible adjacent uses.

2. Transfer stations shall be designed and maintained to, at a minimum, include enclosed processing areas, paved access, fenced and screened storage areas for recycled goods, dust mitigation, and be in compliance with other City, county, state and federal standards.

COMMUNITY FORM

A. SETTING

Defining and articulating goals and policies relating to community form can be difficult. Concepts of community form and vision are often very broad and can differ greatly from community to community. Such policies are important, however, in helping to define what a community would like to become and how it might grow or develop in the future.

The land use designations, definitions and standards discussed in the previous component identify the types of land uses allowed within the City, and the level (density/intensity) to which they can be developed. These designations, in conjunction with the land use map, serve as a guide for the City's planned development pattern.

The Community Form Component is intended to go a step beyond the identification of land uses and the rules and regulations for their development. Goals and policies related to community form address the more intangible aspects of how a City is developed and defined.

Much of what makes a community distinct and special is related to intangible factors. For instance, what elements make a community feel like home? Is it a safe and clean neighborhood? Is there local shopping where you can meet your friends and neighbors? Is it an open governmental process where you feel that you can have a voice in citywide decisions? In most communities it is a combination of all these and other aspects.

Acknowledging this, the Community Form component identifies elements that will result in a certain development "character." As an example, the Land Use Designation, Definitions and Standards component identify basic principles for residential and non-residential land uses. The Community Form component goes farther by discussing the relationship between the uses such as policies that encourage pedestrian mobility (e.g. concentration of higher density uses, promotion of land uses that support a variety of transportation modes).

Implementation of these concepts is focused upon creating a community characterized by pedestrian-scaled projects and design.

The Community Form Component includes the following:

General policies that identify high quality design, high level of public services, and integration of all City areas.

Transit/ Pedestrian/ Air Quality provides guidance for land use patterns that emphasize a shift from the automobile to other forms of transportation.

Downtown/Neighborhoods indicates the City's priority in retaining, enhancing and preserving its historic business district and existing neighborhoods and the development of new areas that provide neighborhood services.

Relationship of New Development addresses the desire to maintain a cohesive form to the entire community and ensure that all portions of the City are linked and oriented to one another.

Jobs/Housing and Economic Development establishes policies for the fiscal viability of the City, focusing on jobs and housing for residents and a prosperous business climate.

Community Involvement and Inter-jurisdictional Cooperation addresses the need for community and regional involvement on major development applications, City studies and regional issues such as air quality, solid waste and transportation.

B. OUTLOOK

The success of the City in developing a form and pattern of development that embraces the concepts articulated in this component will depend upon implementation. The implementation measures identified include future specific plans, community design guidelines and development review, as well as the completion of critical plans, such as the

Bicycle Master Plan and Long-Range Transit Master Plan.

The community form concepts in this component indicate the City's desire to maintain and develop a community that is distinct and separate from others.

C. GOALS AND POLICIES

GOALS: COMMUNITY FORM

- Goal 1* Define Roseville's overall identity and character by the following attributes:
- a. Distinction from other communities through quality of development and the high level of services provided its citizens.
 - b. A commitment to preserving its small town attributes and cultural heritage, and a dedication to promoting a strong sense of community, while preserving individual neighborhoods and promoting a prosperous business community.
 - c. Continuing to be a family oriented community, which offers opportunities to pursue various lifestyles.
 - d. Residential development that includes clusters of high to low densities balanced with large expanses of open space.
 - e. Ensuring high standards of public safety.
- Goal 2* While recognizing that the automobile is the primary form of transportation, the City of Roseville should make a commitment to shift from the automobile to other modes of transportation.
- Goal 3* In partnership with private interests, the City of Roseville will promote the creation of a town center offering government services, social and cultural activities, and commercial opportunities in Central Roseville. Roseville will also encourage the creation of additional social, cultural and commercial satellite opportunities throughout the community.
- Goal 4* Through the designation of special study areas and redevelopment efforts, the City of Roseville will promote the preservation, revitalization and enhancement of its business district and existing neighborhoods.
- Goal 5* Design new development to be integrated, connected and related to existing development areas within the City.
- Goal 6* Roseville will strive to be a balanced community with a reasonable mix of land uses, housing types and job opportunities.
- Goal 7* Roseville will promote and encourage the availability of a variety of goods and services, and will take measures to retain a positive business climate in the City.
- Goal 8* Maintain a strong commitment to an open governmental process which stresses accessibility of City officials (e.g. staff, committees, commissions, elected officials) and opportunities for citizen participation.

Goal 9 Roseville recognizes its role within the Sacramento and Placer County region and is dedicated to exploring regional solutions to regional issues.

Policies: Community Form - General (G)		Implementation Measures
1.	Ensure high quality development in new and existing development areas as defined through specific plans, the development review process and community design guidelines.	<i>Each of the following measures shall be utilized as applicable, to implement all of the identified Community Form - General policies:</i> - Specific Plans - Community Design Guidelines - Development Review Process - Public Participation
2.	Through both public and private efforts, develop clearly defined entries at major entrances into the City through the use of open space, landscaping, signage and other distinctive elements as a way of defining the City's boundaries and identity.	
3.	Continue to provide a full range of public services and maintain high levels of service, as specified in other elements of this Plan, including the Public Facilities, Open Space and Conservation, Safety, Circulation and Parks and Recreation Elements.	
4.	Promote a diversity of residential living options (e.g. density ranges, housing types, affordability ranges) while ensuring community compatibility and well-designed residential development.	
5.	Promote land use patterns that result in the efficient use of urban lands and preservation of open space as specified in the Open Space and Conservation Element.	
6.	Through development approvals and City programs (e.g. redevelopment, capital improvement program, parks and recreation programs, etc.) assure that all portions of the community are linked and integrated.	

Policies:	Community Form - Relationship to Transit, Pedestrian, Air Quality (RTPAQ)	Implementation Measures
1.	Promote land use patterns that support a variety of transportation modes and accommodate pedestrian mobility.	<i>Each of the following measures shall be utilized as applicable, to implement all of the identified Community Form - Relationship to Transit, Pedestrian, Air Quality policies:</i> - Specific Plans - Community Design Guidelines - Development Review Process - Public Participation - Bicycle Master Plan - Long-Range Master Transit Plan - Redevelopment/Central Roseville Master Plan
2.	Allow for land use patterns and mixed use development that integrate residential and non-residential land uses, such that residents may easily walk or bike to shopping, services, employment and leisure activities.	
3.	Concentrate higher intensity uses and appropriate support uses within close proximity of transit and bikeway corridors as identified in the Bicycle Master Plan. In addition, some component of public use such as parks, plazas, public buildings, community centers and/or libraries should be located within the corridors.	
4.	Promote and encourage the location of employee services such as childcare, restaurants, banking facilities, convenience markets, etc., within major employment centers for the purpose of reducing midday service-related vehicle trips.	
5.	Where feasible, improve existing development areas to create better pedestrian and transit accessibility.	
6.	Through City land use planning and development approvals, require that neighborhood serving uses (e.g. neighborhood commercial uses, day care, parks, schools, and other community facilities) be physically linked with adjacent residential neighborhoods.	

**Policies: Community Form - Downtown,
Neighborhoods (DN)**

Implementation Measures

1. Create and maintain a strong identifiable downtown that offers the surrounding community a cluster of municipal offices and services, commercial, office and higher density residential uses.

Each of the following measures shall be utilized as applicable, to implement all of the identified Community Form - Downtown, Neighborhoods policies:

-
2. Promote land use patterns that result in the dispersion of secondary or satellite services including libraries, schools, parks, public meeting places and commercial uses, throughout the community through the establishment of clustered community centers.

*- Specific Plans
- Development Review Process
- Public Participation
- Redevelopment/Central
Roseville Master Plan
- Civic Center Master Plan
- Housing Rehabilitation
Programs*

-
3. Consider accommodating a portion of the overall projected population and economic growth in areas having the potential for redevelopment and revitalization.

-
4. Support the redevelopment and revitalization of areas that are in decline or economically underutilized.

-
5. Encourage infill development and rehabilitation that:
- upgrades the quality and enhances the character of existing areas;
 - enhances public transit use and pedestrian access;
 - efficiently utilizes and does not overburden existing services and infrastructure; and
 - results in land use patterns and densities that provide the opportunity for the construction of household types affordable to all income groups.
-

6. Promote active citizen involvement in defining, maintaining, and improving the character and identity of existing neighborhoods, including consideration of cultural and artistic enhancements.
-

7. Support the maintenance and rehabilitation of existing residential units within established neighborhoods.
-

8. Identify locations where special study is necessary to develop strategies for preserving, enhancing and revitalizing these areas.
-

**Policies: Community Form - Relationship of
New Development (RND)**

Implementation Measures

1. Require that new development areas and associated community-wide facilities (open space resources, parks, libraries, etc.) Be linked and oriented to existing developed areas of the community through road networks, public transit systems, open space systems, bike way and pedestrian systems, and other physical connections.

- *Specific Plans*
- *Community Design Guidelines*
- *Development Review Process*
- *Public Participation*
- *Bikeways/Trails Master Plan*
- *Long-Range Transit Master Plan*

**Policies: Community Form - Jobs/Housing and
Economic Development (JH & ED)**

Implementation Measures

1. Strive for a land use mix and pattern of development that provides linkages between jobs and employment uses, will provide a reasonable jobs/housing balance, and will maintain the fiscal viability of the City.
-

2. Support density bonuses for the construction of affordable housing, in accordance with the Density Bonus Ordinance and the Housing Element, particularly in areas where few such housing opportunities exist and significant employment centers exist or are planned.
-

Each of the following measures shall be utilized as applicable, to implement all of the identified Community Form - Jobs/Housing and Economic Development policies.

3. Establish a standard process to analyze the fiscal impacts of proposed development and require a fiscal impact analysis of all projects proposing a significant General Plan land use change as defined through the Economic Development Study/Plan.
-

- *Specific Plans*
- *Public Participation*
- *Economic Development Study/Plan*
- *Annual Housing Supply Report*
- *Density Bonus Ordinance*

4. The City may approve a project that is identified as having a negative fiscal impact on the City if overriding findings are made that the project benefits outweigh its impacts. Such benefits may relate to the provision of affordable housing, significant open space or recreation facilities, job creation or other public benefit.
-

5. Maintain land use patterns, intensities and densities that promote a positive business climate (e.g. supply of business professional, commercial and industrial lands).
-

-
6. Support activities that attract employment uses to the City as identified in the Economic Development Study/Plan.

**Community Form - Community
Involvement and Inter-jurisdictional**

Policies: Cooperation (CI & IC)

Implementation Measures

1. Encourage active involvement by individuals and citizens in the planning process through on-going public participation opportunities and information programs.

Each of the following measures shall be utilized as applicable, to implement all of the identified Community Form - Community Involvement and Inter-jurisdictional Cooperation policies:

2. For major development proposals (e.g. major General Plan amendments, adoption of specific plans and amendments), encourage and provide public participation opportunities at early stages in the process.

- Development Review Process
- Public Participation
- Interagency and Inter-jurisdictional Cooperation

3. Coordinate and take a lead role, where feasible, with local state, federal and other jurisdictional agencies on regional issues of importance including but not limited to air quality, transportation, water supply, sewage treatment, solid waste disposal and recycling, flood control, hazardous waste management, resource protection and transit.

4. To the extent feasible, coordinate land use policies and public improvements with neighboring jurisdictions.

5. Encourage early consultation with, and refer development proposals that may have an impact to, adjacent jurisdictions for review and comment. Respond and comment on development proposals that are received from other jurisdictions that may have an impact on Roseville, to minimize such impacts and insure consistency and compatibility with existing and planned development in the City.
-

D. IMPLEMENTATION MEASURES

1. Specific Plans

(Ongoing)

Ensure that future specific plans and specific plan amendments are consistent with the goals and policies of the General Plan. Incorporate implementation measures that include standards and criteria for which development will proceed, provisions for public facilities and services, and financing measures. Utilize development agreements to secure implementation and financing provisions. (*Policies G 1-6, RTPAQ 1-6, DN 1-8, RND 1, JH&ED 1-6*)

2. Community Design Guidelines

(Existing)

Implement, through the Planning Department, Community Design Guidelines as specified in the Community Design Component of this Element. The guidelines identify minimum standards for items such as pedestrian access, signage, aesthetics, and techniques to achieve compatibility between uses and opportunities for alternate modes of transportation. (*Policies G 106, RTPAQ 106, RND 1*)

3. Development Review Process

(Ongoing)

Continue the City's existing development review process in accordance with the statutory requirements contained in such documents as the Zoning Ordinance, Sign Ordinance, Subdivision Ordinance and the Subdivision Map Act, Transportation Systems Management Ordinance, the specific plans and their design guidelines, the California Environmental Quality Act, the Permit Streamlining Act and other statutes. Promote flexibility and innovation in residential and other land uses through the use of planned unit developments, development agreements, specific plans, mixed use projects and other innovative development and planning techniques. Continue to provide for public participation and coordination with other jurisdictions in the review of development proposals. (*Policies G 1-6, RTPAQ 1-6, DN 1-8, RND 1, CI&IC 1-5*)

4. Public Participation

(Ongoing)

Continue and improve the City's public participation programs; actively solicit public participation through City commissions, neighborhood associations, and the development review process; and provide opportunities for early consultation for major development proposals (e.g. future specific plans, General Plan amendments). In addition, continue and expand other public involvement and information programs. Ask City Hall programs, City newsletters and posting of information and signage when public improvements are planned or being constructed.

5. Bicycle Master Plan

(Existing)

Implement the Bikeway Master Plan as specified in the Circulation Element. The Plan was developed to meet State standards and provides a prioritized list of bikeway projects, improvements, and programs that will result in a comprehensive, inter-connected bikeway system. (*Policies RTPAQ 1-6, RND 1*)

6. Long-Range Master Transit Plan

(Ongoing)

Continue to implement Long-Range Master Transit Plan, as specified in the Circulation Element, which analyzes potential transit services and identifies transit corridors. (*Policies RTPAQ 1-6, RND 1*).

7. Redevelopment/Central Roseville Master Plan

(Ongoing)

Continue to refine and complete the Central Roseville Master Plan. The Plan is an effort aimed at preserving and revitalizing the older downtown areas of Roseville. The policies are designed to make the downtown and old town areas more economically viable, preserve their historic character, encourage a more pedestrian-friendly atmosphere, and integrate access to the City's creek system from surrounding development. Coordinate the master Plan with redevelopment efforts. (*Policies RTPAQ 1-5, DN 1-8*)

8. Civic Center Master Plan

(Adopted)

Implement the Civic Center Master Plan as specified in the Public Facilities Element. The Plan assesses the staffing and facility needs for the City's central administrative and community functions. *(Policies DN 1-8)*

9. Housing Rehabilitation Programs

(Ongoing)

Through the Economic and Community Services Department, continue to pursue and implement housing rehabilitation programs as specified in the Housing Element. These programs provide financial assistance to low-income households for the purpose of repairing health and safety defects and making general property improvements. *(Policies DN 1-8)*

10. Economic Development Studies

(Proposed)

Regularly update the Economic Development Studies, as specified in the Growth Management Component of this element that includes a jobs/housing analysis and a citywide fiscal impact analysis including a mechanism by which new development can be analyzed. *(Policies JH&ED 1-6)*

11. Annual Housing Supply Report

(Ongoing)

Continue the City's annual housing supply report as mandated in the Housing Element. This report summarizes new housing prices, resale housing prices and rental rates for multi-family and single-family units. *(Policies JH&ED 1-6)*

12. Density Bonus Ordinance

(Ongoing)

Through the Economic and Community Services Department, continue to implement the Density Bonus Ordinance as specified in the Housing Element. This program provides the incentive of allowing a property owner to develop more units than designated by adopted land use, in return for the provision of affordable units. *(Policies JH&ED 1-6)*

13. Inter-agency and Inter-jurisdictional Coordination

(Ongoing)

Continue City coordination with other agencies and jurisdictions. Coordination between the City and adjacent jurisdictions occurs through several mechanisms including the distribution of development proposals for review and comment. The City will continue to be involved in regional planning efforts with the counties of Placer, Sacramento and Sutter, as well as local cities, including Rocklin, Lincoln and Sacramento. The City will continue its cooperation with federal, state and local agencies in meeting the goals and policies of the General Plan. *(Policies CI&IC 1-5)*

COMMUNITY DESIGN

A. SETTING

Design influences the aesthetics, character, desirability and function of a community. Roseville, through its development review process, has long promoted quality design principles, which balance aesthetic and functional considerations, and attempt to integrate the natural and built environments.

The issue of design is often overlooked or given minimal attention in General Plans. While specific design standards are most appropriately included in other implementing documents, such as design guidelines, the City finds it important to establish an overall design framework in the General Plan. This framework includes a strong linkage to other land use policies and concepts contained in this element.

The City of Roseville recognizes the significance of not only where different land uses are placed, but also how the development of those uses interface with respect to design. How land uses function in relation to each other is determined by more than their physical proximity. As an example, the General Plan identifies land use goals and policies, which seek to reduce service related vehicular trips by promoting the location of service uses nearby and accessible to residential uses. Both uses, and the connections between them, need to be designed so that they function efficiently, inviting, convenient, safe and comfortable, if they are to be utilized and achieve the stated intent.

The emphasis of the Community Design Component is on the development of a design framework that reflects the City's goal of high quality, community-wide design. To assist in achieving this goal, policies that address aesthetics and function, the integration of the built and the natural environments, art in public places, and community character have been developed. The application of these design principles will help to establish an aesthetically pleasing city and a distinct community identity.

B. OUTLOOK

The primary implementation measure identified in this component is the Community-wide Design Guidelines. The guidelines provide detailed standards establishing common design elements and concepts to be used in the design and review of new development proposals in Roseville. The intent of the guidelines is to ensure consistent quality while supporting flexibility and the ability to provide unique solutions, which may fulfill the intended goals. Given the specific and constantly evolving nature of design guidelines, it is appropriate that they be developed in compliance with, but as a separate implementing document to, the General Plan.

The design concepts contained in the component, and further refined by the Community-wide Design Guidelines, indicate Roseville's desire to create a City that has a distinct character notable for its high quality design.

C. GOALS AND POLICIES

GOALS: COMMUNITY DESIGN

- Goal 1* Achieve a consistent level of high quality aesthetic and functional design through the development of, and adherence to, superior design concepts and principles as defined in the Community-wide Design Guidelines.
- Goal 2* Encourage, promote and support the maintenance and expansion of a wide range of programs that serve to increase public understanding, appreciation and enjoyment of cultural and artistic forms, and the display of artistic expression in public spaces to contribute to the cultural experience and the sense of place and community.
- Goal 3* Encourage the planning and building of a city which sensitively integrates open space and natural resources, and promotes compatibility within and between the natural and the urban environments.
- Goal 4* Emphasize the preservation and enhancement of historically and culturally significant buildings, native oak trees, woodlands and other significant features, as a primary element in defining Roseville's community character.
-

Polices: Community Design

Implementation Measures

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|--|--|--|
| 1. | Through the design review process, apply design standards that promote the use of high quality building materials, architectural and site designs, landscaping signage, and amenities. | <ul style="list-style-type: none"> - Community-wide Design Guidelines - Development Review Process |
| <hr style="border-top: 1px dashed #000;"/> | | |
| 2. | Continue to develop and apply design standards that result in efficient site and building designs, pedestrian friendly projects that stimulate the use of alternative modes of transportation, and the establishment of a functional relationship between adjacent developments. | <ul style="list-style-type: none"> - Community-wide Design Guidelines - Development Review Process |
| <hr style="border-top: 1px dashed #000;"/> | | |
| 3. | Encourage designs that strike a balance between the incorporation of aesthetic and development requirements, and the economic considerations associated with development. | <ul style="list-style-type: none"> - Community-wide Design Guidelines - Development Review Process |
| <hr style="border-top: 1px dashed #000;"/> | | |
| 4. | Promote flexibility in the design review process to achieve design objectives, and encourage projects with innovative, unique and creative architectural style and design. | <ul style="list-style-type: none"> - Community-wide Design Guidelines - Development Review Process |
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|-------|--|---|
| 5. | Encourage, promote and support art in public spaces and programs to enhance the design of the City. | <ul style="list-style-type: none">- <i>Community-wide Design Guidelines</i>- <i>Development Review Process</i>- <i>Public Arts Programs</i> |
| <hr/> | | |
| 6. | Through the design review process, encourage site and building designs that are in scale and compatible with adjacent development with respect to height, bulk, form mass, and community character. | <ul style="list-style-type: none">- <i>Community-wide Design Guidelines</i>- <i>Development Review Process</i> |
| <hr/> | | |
| 7. | Encourage project designs that place a high priority and value on open space, and the preservation, enhancement and incorporation of natural resources and other features including consideration of topography, vegetation, wetlands, and water courses. | <ul style="list-style-type: none">- <i>Community-wide Design Guidelines</i>- <i>Development Review Process</i>- <i>Open Space Preservation</i> |
| <hr/> | | |
| 8. | Encourage and promote the preservation of historic and/or unique, culturally and architecturally significant buildings, features and visual environments. | <ul style="list-style-type: none">- <i>Community-wide Design Guidelines</i>- <i>Development Review Process</i>- <i>Open Space Preservation</i>- <i>Master Plans</i> |
| <hr/> | | |
| 9. | The location and preservation of native oak trees and oak woodlands shall be a primary factor in determining site design, building location, grading, construction and landscaping, and in establishing the character of projects through their use as a unifying element in both new an existing development. | <ul style="list-style-type: none">- <i>Community-wide Design Guidelines</i>- <i>Development Review Process</i>- <i>Open Space Preservation</i>- <i>Tree Preservation Regulations</i> |
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D. IMPLEMENTATION MEASURES

1. Community-wide Design Guidelines *(Existing)*

Implement, through the Planning Department, the Community-wide Design Guidelines. The intent of the guidelines is to define those design elements that are important to the City, that, when applied during development review, will ensure quality design for both public and private projects. The components of the Design Guidelines include, but are not limited to the following: site design, on and off-site circulation, driveway location and number, building siting, open space and resource protection, trash enclosures, backflow preventers and utility boxes, parking, landscaping, shading requirements, utility easements, lighting and screening, City entry points, architecture, building design and features, and art in public places.

2. Development Review Process *(Ongoing)*

Continue the City's existing development review process in accordance with the statutory requirements contained in such documents as the Zoning Ordinance, Sign Ordinance, Subdivision Ordinance and Subdivision Map Act, Tree Preservation Regulations, Transportation Systems Management Ordinance, the specific plans and their design guidelines, the California Environmental Quality Act, the Permit Streamlining Act and other statutes. *(All policies)*

3. Public Art Programs *(Ongoing)*

Continue, through the Cultural Arts Commission and other appropriate organizations, the City's existing programs and support for cultural arts and create opportunities to expand existing programs or add new ones where possible. *(Policy 5)*

4. Open Space Preservation *(Component instituted by the General Plan)*

Design and construct development consistent with the goals, policies and implementation measures contained in the Open Space and Conservation Element of the General Plan. This element contains policies that address the preservation of significant environmental resources and the interface between the natural and built environments. *(Policies 7, 8 and 9)*

5. Master Plans *(Ongoing)*

Continue to refine and complete the Old Town, Downtown and Riverside Master Plans. These plans shall include identification of significant historic structures, provisions to preserve and/or enhance existing buildings, and guidelines for compatibility of new and existing development. Coordinate the Master Plans with redevelopment efforts to promote the preservation, revitalization and enhancement of the areas. *(Policy 8)*

6. Tree Preservation Regulations *(Existing)*

Enforce and regularly evaluate the Tree Preservation regulations established in Chapter 19.66 of the Zoning Ordinance. This chapter regulates the removal, preservation and mitigation of native oak trees. *(Policy 9)*

GROWTH MANAGEMENT

A. SETTING

INTENT

Growth management is a term that has come to mean many different things to different people. In general, growth management can be defined as certain actions taken by local government to influence the location, composition, rate or total amount of new growth in a community. While often associated with reactive “slow-growth” or “no-growth” policies, it is the City of Roseville’s perspective that growth management is more properly used as a positive approach to coordinate the growth opportunities and constraints dictated by the physical, social and economic characteristics of a community.

The City recognizes two primary candidates for growth potential. The first is within the corporate boundaries through reinvestment in the existing community (infill development or redevelopment opportunities). The second is either inside or outside City boundaries through development of “greenfield” areas (un-urbanized or vacant land). Although “greenfield” development is often the focus of growth management, as the City matures and approaches buildout, infill development and redevelopment will have an increasing role in the City’s ultimate growth management strategy.

Inherent in the term “growth management” is that there will be growth. With growth there are many potential tangible and intangible benefits as well as impacts. Growth can be beneficial to the community’s economy and quality of life through additional employment opportunities, housing availability, improved delivery and variety of services, and increased commercial, social and cultural opportunities. At the same time growth, particularly if it is not well planned and managed, can have negative impacts on the community. These may include impacts on transportation, air quality and other environmental resources, loss of community character, and a loss of sense of safety and security.

The challenge is to accommodate and manage growth that balances the positive and negative impacts in a fashion that results in an overall benefit to the community. The City of Roseville views growth management as a means to proactively prepare for and manage growth, rather than react to it. To this end, the overarching principles that guide the City’s approach to managing growth include:

- Maintain quality of life through a balance of land uses;
- Maintain the City’s fiscal health in the long term;
- Continue to add and enhance the value of the built environment;
- Maintain and further define the City’s physical form through creation of an open space transition area along the western interface with County lands.

These principles are reflected in the Goals and Policies of the Growth Management section.

LAND USE ALLOCATION

In 1984, the City, based on service and capacity limitations identified at the time, established a maximum potential residential allocation of 34,700 dwelling units. This allocation included 1000 units specifically set aside in “reserve” for use by the City in implementing special programs such as density bonuses and development incentives. Since that time, with the adoption of new Specific Plan areas and related entitlement approvals, the land use allocation has been increased. The Specific Plan review process is the tool that the City utilizes to adjust the land use allocation, which is then reflected in the General Plan document.

The 1992 General Plan, with one exception, did not allocate any residential or non-residential land uses beyond the previously granted entitlements. The sole exception is the reestablishment of a 1,000 unit pool for City use in implementing state mandated and other special programs. As of January 2002 approximately 348 units remained from the

original 1,000 unit reserve. With approval of the West Roseville Specific Plan, this reserve was re-allocated back to 1,000 units intended to implement special projects and state mandates noted above.

When the West Roseville Specific Plan was approved, the General Plan land use allocation was adjusted to 56,441 dwelling units. This does not include the dwelling units in the reserve. In addition, 8,727 acres of commercial, business professional, industrial and other non-residential uses have been allocated. With the exception of the reserve units, land use entitlements have been allocated to all properties on the land use map.

Person-per-household (PPH) estimates for Roseville have varied from an average of 2.65 to 2.54 since 1984. In addition, the 3,889 units associated with the age restricted low density residential units in the Del Webb and West Roseville Specific Plan areas have a lower estimated PPH of 1.8. Dependent upon the PPH factor utilized for the remaining unit allocation, a total population of approximately 138,412 to 144,412 would result from full buildout of the residential unit allocation. Because the PPH figures are inexact and fluctuate over time, the General Plan focuses on units rather than population.

GROWTH TASK FORCE

During the late 1980's, the City of Roseville grew into a recognized urban center and has been designated as a "Central City" of the Sacramento Metropolitan Statistical Area (MSA) since 1985. This transformation has brought concerns about growth within the City and its effects on the quality of life, ability to provide services, and preservation of community character and identity. These concerns resulted in the formation of a City Council appointed "Growth Task Force" in 1989/90 to examine how the City can best influence and direct growth.

While the Growth Task Force Report was prepared in 1990, its principles still remain valid today. The Growth Task Force identified a number of assumptions about growth, including the following:

- Growth will occur
- Growth is not necessarily bad

- Uncontrolled growth is undesirable
- No growth or excessively slow growth is undesirable because it would lead to greater growth in surrounding areas, leaving Roseville a "pass through City"
- Growth should pay its own way and those responsible for growth shall mitigate the adverse impacts caused by it
- Growth must be managed and prepared for
- Growth must be evaluated in a regional context, not in isolation
- Growth has both tangible and intangible benefits
- Communication between City residents and the City Council is effective in monitoring the intangible effects of growth

The concerns and recommendations identified by the Growth Task Force form the basis for the goals and policies of this component. The full findings of the Task Force are contained in the "Growth Task Force Report" dated October 1990 and available through the Planning Department.

PLANNING EFFORTS

The Growth Task Force acknowledged that significant planning and foresight already has taken place within Roseville to accommodate growth, and that overall planned growth has been found to be beneficial to the City. Roseville prides itself on the quality of community planning it has achieved in recent years. Much of the City's efforts are focused on comprehensive rather than incremental land use and facilities planning. Roseville's nine existing specific plans reflect the City's commitment and success in this area. Each plan not only comprehensively plans and integrates the various elements of the area, but also provides detailed implementation strategies. Implementation is secured through use of development agreements and the establishment of financing districts to insure funding and maintenance of facilities and improvements.

The establishment of specific plans has enabled the City to proactively manage growth and ensure the provision of facilities and services as needed by related development. In addition, the specific plans have allowed the City to react to various growth rates over time while minimizing impacts to the services and quality of life of

Roseville residents. The Growth Management Component emphasizes the continued importance of the specific plan process in managing growth. It is the comprehensive planning process, rather than the establishment of growth limitations, that are a key component of Roseville's growth management strategy.

In the early 2000's, the City recognized a need to define its ultimate physical form as growth was contemplated to the west of Fiddymont Road. By amending the City's Sphere of Influence to include the 5,540 acres in the County/City Memorandum of Understanding area to the west of Fiddymont Road, the City created the ability to influence and participate in development proposals to the west. This is consistent with the City's intent to create an open space edge along the western boundary, accomplished by utilizing the City's Specific Plan review process and comprehensive approach to land use planning.

Planning efforts for the West Roseville Specific Plan were important in establishing the framework for the open space edge described above. The Specific Plan was configured to include a substantial open space buffer (267 acres) along its western edge, thereby providing some physical form and definition to the City. The edge also creates a transition between urban uses in Roseville to existing uses in unincorporated Placer County, and may accommodate resource preservation/mitigation programs and other City-sponsored activities.

Guiding Principles for Growth West of Fiddymont Road

The City Council adopted a set of 13 Guiding Principles for West Roseville development proposals in May of 2001 based on the City's *Mission, Vision & Values*. The City's adopted Mission is to: *"Create and maintain a vibrant community environment and enhance the quality of life for our residents, businesses, customers, and partners by providing exceptional facilities, programs, and services in a fiscally responsible manner"*.

The intent of the Guiding Principles is to supplement the existing City's existing General Plan policies by creating guidelines for new development proposals outside of the City. They are intended to articulate the City's

expectations relating to any potential development proposals and are to be applied as performance measures for proposals west of Fiddymont Road. These principles are contained as Policies of the Growth Management section.

B. OUTLOOK

State, regional, and local projections indicate that Roseville, along with the remainder of the South Placer/Sacramento region, will continue to be a focus of significant residential and job growth. Much of the attraction can be attributed to the area's regional location and access, availability of educated and skilled workers, land costs, and quality of life. Roseville recognizes that local and regional economic conditions will be a primary determinant of local growth potential, and that the existing allocation of some land uses may be significantly exhausted during the General Plan planning period.

Interest has been expressed in developing lands immediately outside the City's corporate boundaries. These areas fall both within and outside the City's current sphere of influence, and could potentially be considered for annexation into the City or for inclusion within Roseville's sphere of influence in the future. Development of such areas would result in a modification to the City's land use allocation.

Regional Growth Projections

The Sacramento Area Council of Governments (SACOG) provides growth projections for the six-county region in which the City of Roseville is located. SACOG's March 2001 projections indicated that the entire region would absorb an additional 800,000 people by the year 2020. Of this growth, approximately 160,000 people would be added to Placer County, in large part to the West Placer area, which includes Roseville and nearby communities.

Approach to Growth Management

Given the potential for growth in the region, it is recognized that development in proximity to the City, which is not planned consistent with Roseville's standards, could negatively affect the level of service and quality of life that the City strives to provide for its residents. To ensure

that impacts are mitigated, the City is committed to continue its growth management practices to:

- Reinforce the City's form by creating an open space edge/transition area to the western interface with County lands;
- Conduct land planning that provides a balance of commercial, service, residential, recreational, open space, employment, and educational uses.
- Evaluate and participate in growth proposals outside corporate boundaries and the Sphere of Influence that have the potential to affect the City.
- Plan and promote redevelopment opportunities within the existing City.
- Work in partnership with Placer County and other local public agencies to plan for development in areas adjacent to Roseville that expands public services, facilities, and jobs/ housing opportunities for Roseville/ South Placer residents and businesses.

The General Plan recognizes the potential that the City may determine the need or desire to expand in the future. The Growth Management Component includes a specified process and principles that will need to be met and followed if and when the City determines it is appropriate to expand its land use allocation or boundaries. Such expansion will require an amendment to the General Plan and full environmental review.

The Growth Management Component focuses on the development of performance standards rather than artificial time lines or growth rates for future development. This approach has resulted in goals and policies that emphasize performance (e.g. maintaining levels of service, providing adequate park acreage, financing needed school facilities, etc.) rather than on specific dates, growth rates, or build-out of existing plans. The performance standards provide the criteria for planning and managing growth by requiring the mitigation of growth impacts and the provision of both tangible and intangible benefits to the community.

C. GOALS AND POLICIES

GOALS: GROWTH MANAGEMENT

- Goal 1* The City shall proactively manage and plan for growth.
- Goal 2* The City shall encourage a pattern of development that promotes the efficient and timely provision of urban infrastructure and services, and preserves valuable natural and environmental resources.
- Goal 3* Growth shall mitigate its impacts through consistency with the General Plan goals and policies and shall provide a positive benefit to the community.
- Goal 4* The City shall continue a comprehensive, logical planning process, rather than an incremental, piecemeal approach.
- Goal 5* The City shall encourage public participation in the development of and monitoring of growth management policies and programs.
- Goal 6* The City shall manage and evaluate growth in a regional context, not in isolation.
- Goal 7* Potential population growth in Roseville must be based on the long-term carrying capacities and limits of the roadway system, sewer and water treatment facilities, and electrical utility service, as defined in the Circulation Element and the Public Facilities Element.
- Goal 8* Growth and development must occur at a rate corresponding to the availability of desired facilities capacity and the attainment of defined General Plan levels of service for public activities.
- Goal 9* Growth should be managed to minimize negative impacts to existing businesses and residents within the City.
- Goal 10* Growth should be planned in a way that addresses the appropriate interface between City and County lands.
- Goal 11* New growth should be designed to meet the Guiding Principles.
- Goal 12* The City shall use growth management as a tool to maintain the City's identity, community form, and reputation in region, to maintain high levels of service for residents and to influence projects outside the City's boundaries that have the potential to affect the quality of life and/or services that are provided to residents.
- Goal 13* New development to the west of Fiddymont Road shall be consistent with the City's desire to establish an edge along the western boundary of the City that fosters: a physical separation from County lands through a system of connected open space; a well-defined sense of entry to City from west; opportunities for habitat preservation and recreation; and view preservation corridors that provide an aesthetic and recreational resource for residents.
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Policies: Growth Management - General (G)**Implementation Measures**

1. **Growth must provide a strong diversified economic base and a reasonable balance between employment and affordable housing.**

2. **Growth should occur on the basis that projected revenue should be sufficient to meet public costs.**

3. **The City shall encourage a development pattern that is contiguous with existing developed areas of the City.**

4. **Growth shall be managed to ensure that adequate public facilities and services, as defined in the Public Facilities Element, are planned and provided and the public health, safety and welfare is protected.**

5. **The City shall accommodate projected population and employment growth in areas where the appropriate level of public infrastructure and services are planned or will be made available concurrent with development.**

6. **The City shall use the specific plan process to ensure a comprehensive, logical growth process for new development areas (e.g., annexations) or any areas where significant land use changes are considered.**

7. **The City shall oppose urban density residential, commercial or industrial development in unincorporated areas unless adequate public facilities and services can be provided and mechanisms to ensure their availability and provision are secured during the land use entitlement process. It is the City's preference that urban development occur within incorporated area.**

8. **Manage growth in such a way to ensure that significant open space areas will be preserved.**

Each of the following measures shall be utilized as applicable, to implement the identified Growth Management - General policies:

- *Specific Plans*
- *Public Participation*
- *Intergovernmental Coordination*
- *Biennial Public Service Monitoring Report*

Policies	Growth Management - Land Use Allocation (LUA)	Implementation Measures
1.	The City shall, through its land use planning process, capital improvement plans, and facility and service programs, provide a land use allocation of 56,441 dwelling units (not inclusive of the units remaining in reserve) and non-residential entitlements as designated on the General Plan land use map.	Each of the following measures shall be utilized, as applicable, to implement all of the identified Growth Management - Land Use Allocation policies: - Public Participation - Land Use Allocation Review
2.	The City shall maintain a pool of 1,000 residential units to be allocated for City sponsored and state mandated programs (e.g. second units, density bonuses for affordable housing, redevelopment, annexations of island areas to complete corporate boundaries as reflected on Figure II-1) to be utilized in areas where existing development entitlements exist or to further City affordable housing goals.	
3.	The City shall review, and if necessary, modify, the 1,000 unit pool in conjunction with regular updates of the Housing Element, and concurrent with any significant modification to the General Plan resulting in the allocation of additional residential units.	

Policies:	Growth Management - Growth Areas (GA)	Implementation Measures
1.	The City may consider modification to the General Plan land use allocation where adequate public services and facilities and preservation and conservation of natural resources can be provided in conjunction with the following: a. Additional land to accommodate demand for housing or employment uses; and b. Projects that will provide public benefit to the City, including the provision of public transit services.	

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2. Prior to the consideration of any General Plan amendment to modify the land use allocation or expand the City's boundaries or sphere of influence, the City shall complete or cause to be completed the following City-wide studies/plans:

- a. Long-Range Transit Plan
- b. Economic Development Studies
- c. Public Facilities and Services Capacity Study
- d. Transportation System Capacity Study

The studies shall define overall holding capacities and identify additional performance standards that will need to be met to ensure the achievement of the goals and policies of the General Plan.

3. The City shall require the submittal of a specific plan for the consideration of new development areas or any areas where a significant modification to the General Plan land use allocation is proposed. The specific plan process shall, at a minimum, include the following:

- a. General Plan Amendment
- b. Development Agreement
- c. Zoning Entitlements
- d. Environmental Impact Report
- e. Phasing, Financing, Capital Improvements Plan
- f. Fiscal Impact Analysis

4. Specific plans will be evaluated based on the following minimum criteria:

- a. Government Code requirements for specific plans
- b. Demonstrated consistency with General Plan goals and policies
- c. Demonstrated consistency with the identified City-wide studies and holding capacity analysis
- d. Justification for proposed specific plan boundaries
- e. Community benefit
- f. Ability to mitigate impacts
- g. Impact on the City's growth pattern

Each specific plan proposal shall include, with its initial submittal, a full analysis of how the plan complies with and relates to the above factors. The specific plans' consistency with the General Plan, and its relation to other identified criteria, will be a primary factor in determining whether the proposal will or will not be considered by the City.

5. Apply the City's adopted Guiding Principles to any new development proposed in and out of City's corporate boundaries, which is not already part of an adopted Specific Plan or within the infill area:
1. Any development proposal west of Roseville shall, on a stand-alone basis, have an overall neutral or positive fiscal impact on the City's General Fund Services.
 2. Any development proposal west of Roseville shall include logical growth/plan boundaries and an east to west growth pattern.
 3. Any development proposal west of Roseville shall not conflict with the Pleasant Grove Wastewater Treatment Plant and future Power Generation Facility.
 4. Any development proposal west of Roseville shall maintain the integrity of existing neighborhoods and create a sense of place in new neighborhoods.
 5. Any development proposal west of Roseville shall include a plan to ensure fully funding and maintenance of improvements and services at no cost to existing residents (including increased utility rates). A proposal shall not burden/increase the cost, or diminish the supply and reliability of services.
 6. Any development proposal west of Roseville shall aid in regional traffic solutions and in right of way preservation.
 7. Any development proposal west of Roseville shall secure and provide a new source and supply of surface water and should include reduced water demand through the use of recycled water and other off-sets.
 8. Any development proposal west of Roseville shall consider development potential within the entire City/County Memorandum of Understanding Transition Area in the design and sizing of infrastructure improvements.
 9. Any development proposal west of Roseville shall aid in resolution of regional storm water retention.
 10. Any development proposal west of Roseville shall incorporate mechanisms to ensure new schools are available to serve the residents and shall not impact existing schools.
 11. Any development proposal west of Roseville shall include a significant interconnected public open space component/conservation plan in coordination with the City of Roseville/ U.S. Fish and Wildlife Service Memorandum of Understanding.
 12. Any development proposal west of Roseville shall include a public participation component to keep the public informed and solicit feedback throughout the specific plan process.
 13. Any development proposal west of Roseville shall provide a "public benefit" to the City and residents.

6. As new development is proposed in City's Sphere of Influence to the west of Fiddymont Road, require project proponents to provide a transitional area between City and County lands, through a system of interconnecting Open Space land areas.
7. Monitor and participate in development proposals and/or General Plan updates in Placer County to ensure that potential impacts to City residents are minimized, with respect to traffic, service levels, and other quality of life matters.
8. New development proposals to the west of Fiddymont Road within the County/City Memorandum of Understanding Transition Area shall meet the objectives and terms of the Memorandum of Understanding between the City of Roseville and the County of Placer.
9. Development proposed on the western edge of the City shall provide a distinctive open space transition to create a physical and visual buffer between the City and County to assure that the identity and uniqueness of the City and County will be maintained.
10. Consistent with the County/City Memorandum of Understanding Transition Area, the City shall continue to support and endorse the maintenance of the one-mile buffer zone around landfill operations, as set forth in Policy No. 4.G.11 of the Placer County General Plan, adopted in August 1994.

Policies: Growth Management -

Implementation Measures

1. The City may determine, in accordance with the goals and policies of this element, that it is appropriate to amend its General Plan land use allocation and expand. Under such circumstances, a specific plan will be required to comprehensively plan each of the areas.
2. In addition to being consistent with the other goals and policies of the General Plan, specific plans shall comply with the following:
 - a. Provide a public focal point, community, and/or theme feature. These features shall be specific to each area and be designed to contribute to the promotion and enhancement of community

Each of the following measures shall be utilized, as applicable, to implement the identified Growth Management - Growth Areas policies:

- Specific Plans
- Public Participation
- Intergovernmental Coordination

character. A special feature may include, but is not limited to, a community plaza, central park, or some other type of gathering area; outdoor amphitheater; community garden; regional park with special facilities; sports complex; or cultural facilities.

- b. Provide entryways at entrances to the City in accordance with the Community-wide Design Guidelines. Where possible, the entryways shall take advantage of and incorporate existing natural resources into the entry treatment. The specific plans shall identify the location and treatment of the entryways, and shall consider the use of open space, oak regeneration areas, signage and/or special landscaping to create a visual edge or buffer that provides a strong definition to entryways into the City.
 - c. The specific plan areas shall be planned and oriented to be an integral part of the City consistent with the policies of the Community Form Component of this element.
 - d. Develop design guidelines, specifying screening and a transition between public utilities (e.g. substations, pump stations) and other uses, in conjunction with the public utility departments and agencies. In addition, development along power line and pipeline easements shall incorporate design treatment to insure compatibility and safety. Design guidelines and treatment may include minimum setbacks, building and landscape design standards and possible limitations on certain types of uses and activities.
 - e. Preserve natural resource areas where they exist, and where feasible, along new roadways. Such roadways may create a public boundary between the resource area and other uses. The specific plans shall identify locations and standards for the preservation of natural resources along roadways, and shall identify sources of financing for such road segments.
 - f. The specific plans shall include a resource mitigation/banking plan to be developed in accordance with the provisions of the Open Space and Conservation Element.
-

Policies	Growth Management - Annexations and Sphere of Influence (ASI)	Implementation Measures
1.	The City may initiate studies to investigate the potential of (1) annexing areas within its sphere of influence; and (2) expanding its sphere of influence boundaries. The studies should be focused on those areas that, both long and short term, may affect General Plan goals and policies and would be logically served and planned by the City. The studies shall include the identification, availability and funding of public services, as well as the costs and impacts to the City and other service providers. Issues to be analyzed include, but are not limited to, present and planned land uses, water, sewer, electric, library, parks, schools, circulation and affordable housing. Based on these studies, and resident and property owner input, the City may take steps to annex or expand its sphere of influence	<i>Each of the following measures shall be utilized, as applicable, to implement the identified Growth Management - Growth Areas policies:</i> - <i>Specific Plans</i> - <i>Public Participation</i> - <i>Intergovernmental Coordination</i>
2.	The City may consider annexations that: a. Are contiguous with City boundaries and provide for a logical expansion of the City; b. Create clear and reasonable boundaries; c. Are beneficial from a fiscal standpoint to the City and its residents; d. Are consistent with State Law and Placer County Local Agency Formation Commission (LAFCO) standards and criteria; e. Ensure the preservation of open space and agriculture lands; and f. Are consistent with the General Plan.	

-
3. The City may consider expanding its sphere of influence to incorporate areas that, in the future, should be logically planned and serviced by Roseville. The City shall consider the following factors, as identified by LAFCO, when making determinations involving sphere of influence boundaries:
- a. Present and planned land uses in the area;
 - b. Present and probable need for public facilities and services in the area;
 - c. Present capacity of public facilities and adequacy of public services;
 - d. Existence of any social or economic communities of interest in the area; and
 - e. Open space and agricultural lands.
-

D. IMPLEMENTATION MEASURES

1. Specific Plans *(Ongoing)*

Ensure that future specific plans and specific plan amendments are consistent with the goals and policies of the General Plan, including those to create an edge/transition area along the western boundary. Incorporate implementation measures, which include standards and criteria for which development will proceed, provisions for public facilities and services, and financing measures. Utilize development agreements to secure implementation and financing provisions. *(Policies G 1-8, GA 1-5, UR 1-6, ASI 1-3)*

2. Public Participation *(Ongoing)*

Continue and improve the City's public participation programs; actively solicit public participation through on-going programs such as City commissions, neighborhood associations, and the development review process; and provide opportunities for early consultation for major development proposals (e.g. future specific plans, major General Plan amendments). In addition, continue and expand other public involvement and information programs. Ask City Hall programs, City newsletters, and posting of informational signage where public improvements are planned or being constructed. *(All policies)*

3. Intergovernmental Coordination *(Ongoing)*

Continue to pursue a regional approach to planning and growth. This will include coordination with other governmental agencies. The City will seek early consultation with applicable agencies for major projects proposed either within or outside Roseville. The intent of this consultation will be to coordinate planning efforts between jurisdictions and minimize the impacts of growth to Roseville and the surrounding region. These efforts will include coordination with LAFCO on issues of sphere of

influence and annexations. *(Policies G 1-8, GA 1-5, UR 1-6, ASI 1-3)*

4. Land Use Allocation Review *(Proposed)*

In conjunction with the periodic update of the Housing Element (every 5 years), and concurrent with any modification to the General Plan land use allocation resulting in the addition of a significant number of residential units, the City shall review and modify, as necessary, the 1,000 unit pool. The intent is to ensure that an adequate amount of units are retained in the pool, and that they are being utilized for the identified City sponsored and state mandated programs. *(Policies LUA 1-3)*

5. Land Acquisition *(Proposed)*

Work with government jurisdictions and/or private organizations to acquire land for open space, in an effort to add to, or enhance, the City's western edge/transition area.

RELATIONSHIP TO SPECIFIC PLANS

Both existing and future specific plans play a predominant role in Roseville's planning efforts. Each element of the General Plan references and provides policies relating to specific plans. It is anticipated that these plans will be a primary mechanism in implementing the goals and policies of the General Plan. Given their prominence, it is important to clarify the relationship between the General Plan and specific plans.

As is described in the Existing Conditions and Projections Component of this element, the City currently has nine specific plans. These plans have been utilized to comprehensively plan Roseville's growth areas. The current plans consist of the:

- Southeast Roseville Specific Plan (SRSP)
- Northeast Roseville Specific Plan (NERSP)
- Stoneridge Specific Plan (SRSP)
- North Central Roseville Specific Plan (NCRSP)
- Highland Reserve North Specific Plan (HRNSP)
- Northwest Roseville Specific Plan (NERSP)
- North Roseville Specific Plan (NRSP), and
- Del Webb Specific Plan (DWSP)
- West Roseville Specific Plan (WRSP)

Additional specific plans may be utilized in the North Industrial Area, and potential future growth areas.

The specific plans are consistent with, and are hereby incorporated by this reference, as a component of the Land Use Element of the General Plan. Specific plan land uses are reflected on the General Plan land use map. The specific plans establish detailed policies and implementation programs for portions of the City, consistent with the Goals and Policies established in the General Plan. The specific plans utilize General Plan Land Use designations, but may create new categories which further General Plan policy. These categories may be more specific or tailored to a particular situation. The General Plan includes the Specific Plan areas and all its policies apply to the areas.

Copies of all of the City's specific plans can be obtained through the Planning Department in the Civic Center at 311 Vernon Street.

III. CIRCULATION ELEMENT



2020

CIRCULATION

Functional Classification

Level of Service

Transit

Transportation Systems Management

Bikeways/Trails

State law requires that a Circulation Element include "the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals and other public utilities and facilities." This element defines transportation facilities and includes the goals, policies and implementation measures for the City's circulation system. Public utilities and facilities are addressed in the Public Facilities Element. The Circulation Element's provisions are mandated by State law to be correlated with, and thus support, the goals and policies of the Land Use Element.

As in most suburban areas, to travel within or through the Roseville vicinity, one is very dependent on the automobile. Until recently, this dependence was not viewed as a critical issue. That is no longer the case. Traffic congestion is no longer confined to the central areas of downtown Sacramento. Some of the worst recurring traffic jams in the area occur along I-80 well east of Sacramento. Many of the City's arterials, particularly Douglas Boulevard, Sunrise Boulevard, and Cirby Way, are now experiencing regular peak hour congestion.

Travel demand is expected to increase substantially as the City and regional population increases. This population increase, coupled with increases in employment, will make it difficult for the City to find solutions that will maintain its roadway level of service standard. In addition, the California Clean Air Act will require trip reduction measures that promote alternative transportation modes.

For these reasons, the City is committed to actively pursuing policies and implementation measures that will promote car-pooling, transit and non-vehicular modes of travel (bicycles and walking) as alternatives to single-occupant automobile use. In this effort, the City will be making a long-term commitment to shift from the automobile to other forms of transportation.

No city or county is an island in its regional setting. It is, therefore, important that the City coordinate its Circulation Element provisions with neighboring jurisdictions and regional and state plans.

The provisions of the Circulation Element affect the community's physical, social and economic environment. The location, design and constituent modes of the City's circulation system will affect air quality, noise, energy use, community appearance, land use patterns and other factors. The circulation system should be accessible to all segments of the population, including the disadvantaged, the young, the poor, the elderly and the disabled. In addition, the efficiency of a community's circulation system can affect the community's economy. All of these factors must be considered in developing circulation policy.

The contents of the Circulation Element are divided into the following five components:

Functional Classification underscores the need to guide long-range planning of the City's roadway system by establishing a comprehensive designation of all roadways throughout the City. It includes a functional classification map and general criteria for each type of roadway.

Level of Service (LOS) expresses the City's targeted level of mobility during the life of the General Plan. Its policies and implementation measures reflect the City's desire to maintain uncongested traffic operations (LOS "C" or better at 70% of the signalized intersections during the p.m. peak period) on its roadway system for all hours of the day. The level of service implementation measures provide criteria to be evaluated where the City may consider a modification to the level of service "C" policy.

Transit details the City's policies and implementation measures to define potential transit corridors, and identify specific land use options and design standards that will maximize transit utilization.

Transportation System Management stresses the need to enforce and monitor the effectiveness of the City's TSM ordinance to help meet level of service (LOS) standards and regional air quality goals.

Bikeways/Trails discusses implementation of the Bicycle Master Plan for the planning and implementation of an integrated trail system. 's. A map illustrating the City's planned bikeway system is provided.

It is the underlying goal of the entire Circulation Element that the City's circulation system promote 1) the safe, efficient, and reliable movement of people and goods; 2) shift from the automobile to other modes of transportation; and 3) provide an adequate level of transportation service for all persons traveling in and through Roseville.

FUNCTIONAL CLASSIFICATION

A. SETTING

The objective of functional classification is to group into connecting systems roads and streets having similar functions, purposes and importance in the roadway network. In turn, the systems (e.g., arterial, collector and local street systems) are distinguished by their more general functions and levels of importance.

Roadways have two functions that are incompatible from a design standpoint: to provide mobility and to provide land access. High and constant speeds are desirable for mobility, while low speeds are more desirable for land access. A functional classification system provides a functional specialization in meeting the access and mobility requirements of the roadways. Local streets emphasize the land access function, arterials emphasize a high level of mobility for through movement, and collectors offer a more balanced service for both functions.

The existing street network in the City of Roseville is a product of both roadways that have provided access to the older portions of the City for decades and roadways that were designed to serve the newer specific plan areas. In each of the City's nine existing specific plans, arterial and collector roadway classifications have been defined. In the older portions of the City, some roadways function as arterial or collector roadways, but they have not previously been classified as such.

As noted in the City's nine specific plans, the primary function of arterial roadways is to move large volumes of traffic through the plan areas to other sections of the City and beyond. In the specific plan areas the right-of-way for arterials varies from 76 to 100 feet and generally incorporates four to six travel lanes, bike lanes and a landscaped median. Outside the specific plan areas, some roadways function as arterials due to the current high traffic volumes and their key linkages between one section of the City and another. For these roadways, current right-of-way widths vary, but most contain more than two traffic lanes.

Collector streets generally link local residential streets and commercial and office parking areas

to the arterials. In the specific plan areas, these streets are generally designed with a 54- or 60-foot right-of-way and contain two to four traffic lanes with bike lanes. Outside the specific plan areas, a number of roadways function as collectors due to moderate traffic volumes and their linkage to the arterial roadway system. Right-of-way widths vary, with most containing two traffic lanes.

Local streets provide direct access to abutting land and access to the collector street system. In the specific plan areas the right-of-way for local streets varies from 42 to 54 feet, which provides for two traffic lanes and a narrow parking lane that doubles as a Class III bikeway on both sides. Actual pavement widths for local streets vary in both specific plan and infill areas.

The City's existing (as well as planned) arterial and collector roadway systems are reflected in Table III-1 and Figure III-1. All roadways not included as freeway, arterial or collector roadways on Table III-1 and Figures III-1 are local streets.

Another important component of the City's functional classification is truck routes. Figure III-2 shows the existing designated truck routes within the Roseville City limits. These truck routes link with Sacramento County's designated truck routes on Roseville Road, Auburn Boulevard, Sunrise Boulevard and Hazel Avenue. They also recognize some of the key routes for significant volumes of large trucks, including access to the Western Regional landfill site on Fiddymont Road (north of Baseline Road and the City) and Athens Road.

B. OUTLOOK

Careful long-range planning of the City's roadways is needed to meet Roseville's circulation goals. This includes the establishment of a comprehensive designation of all roadways throughout the City. A sound functional classification is essential for:

- Long-range planning and coordination
- Determining right-of-way requirements and preserving right-of-way

- Defining design standards and operations of facilities in each class
- Developing budgets and funding programs according to priority
- Determining acceptable levels of traffic volumes, especially on the local and collector street systems

The implementation of the goals and policies of this component includes the establishment of a functional classification system as well as general design standards for each classification. These criteria and standards are utilized to classify existing and planned roadways and will also be applied to future roadway systems.

TABLE III-1
FUNCTIONAL CLASSIFICATION
CITY OF ROSEVILLE'S ARTERIAL AND COLLECTOR ROADWAY SYSTEMS¹

	Arterials	Collectors
Northwest Roseville Specific Plan	Pleasant Grove Road Foothills Boulevard Woodcreek Oaks Boulevard Junction Boulevard Washington Boulevard Baseline Road	Country Club Drive McAnally Drive
North Central Roseville Specific Plan	Washington Boulevard Roseville Parkway Galleria Blvd/Stanford Ranch Road Pleasant Grove Boulevard	Diamond Oaks (east of golf course) Gibson Drive Antelope Creek Drive Reserve Drive Hallissy Drive Trestle Road Lead Hill Boulevard Rocky Ridge Drive (north of Douglas Boulevard) Olympus Drive Professional Drive
Northeast Roseville Specific Plan	Sunrise Avenue Roseville Parkway Eureka Road Douglas Boulevard Sierra College Boulevard Taylor Road	Johnson Ranch Drive McLaren Drive Professional Drive Parkhill Road Old Auburn Road (South Cirby to Roseville Parkway) North Cirby Way
Southeast Roseville Specific Plan	Douglas Boulevard Roseville Parkway Sierra College Boulevard Eureka Road Rocky Ridge Drive (south of Douglas Boulevard)	Johnson Ranch Drive McLaren Drive Professional Drive Parkhill Road Old Auburn Road (South Cirby to Roseville Parkway) North Cirby Way
North Industrial Area	Washington Boulevard Foothills Boulevard Blue Oaks Boulevard Roseville Parkway	Industrial Avenue Winding Creek Way
Del Webb Specific Plan	Blue Oaks Boulevard Fiddymment Road Pleasant Grove Boulevard	Del Webb Boulevard Sun City Boulevard
Highland Reserve North Specific Plan	Stanford Ranch Road Pleasant Grove Boulevard Fairway Drive	Highland Reserve Drive Central Park Drive
North Roseville Specific Plan	Blue Oaks Boulevard Woodcreek Oaks Boulevard Pleasant Grove Boulevard Junction Boulevard Baseline Road Fiddymment Road	Diamond Creek Road Northpark Drive Parkside Way Opal Drive Collector A Prairie Woods Drive Painted Desert Drive West Hills Drive Morning Star Drive

TABLE III-1 (continued)
FUNCTIONAL CLASSIFICATION
CITY OF ROSEVILLE'S ARTERIAL AND COLLECTOR ROADWAY SYSTEMS¹

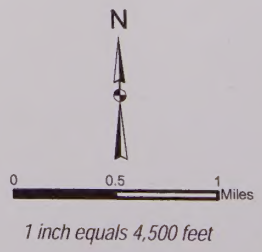
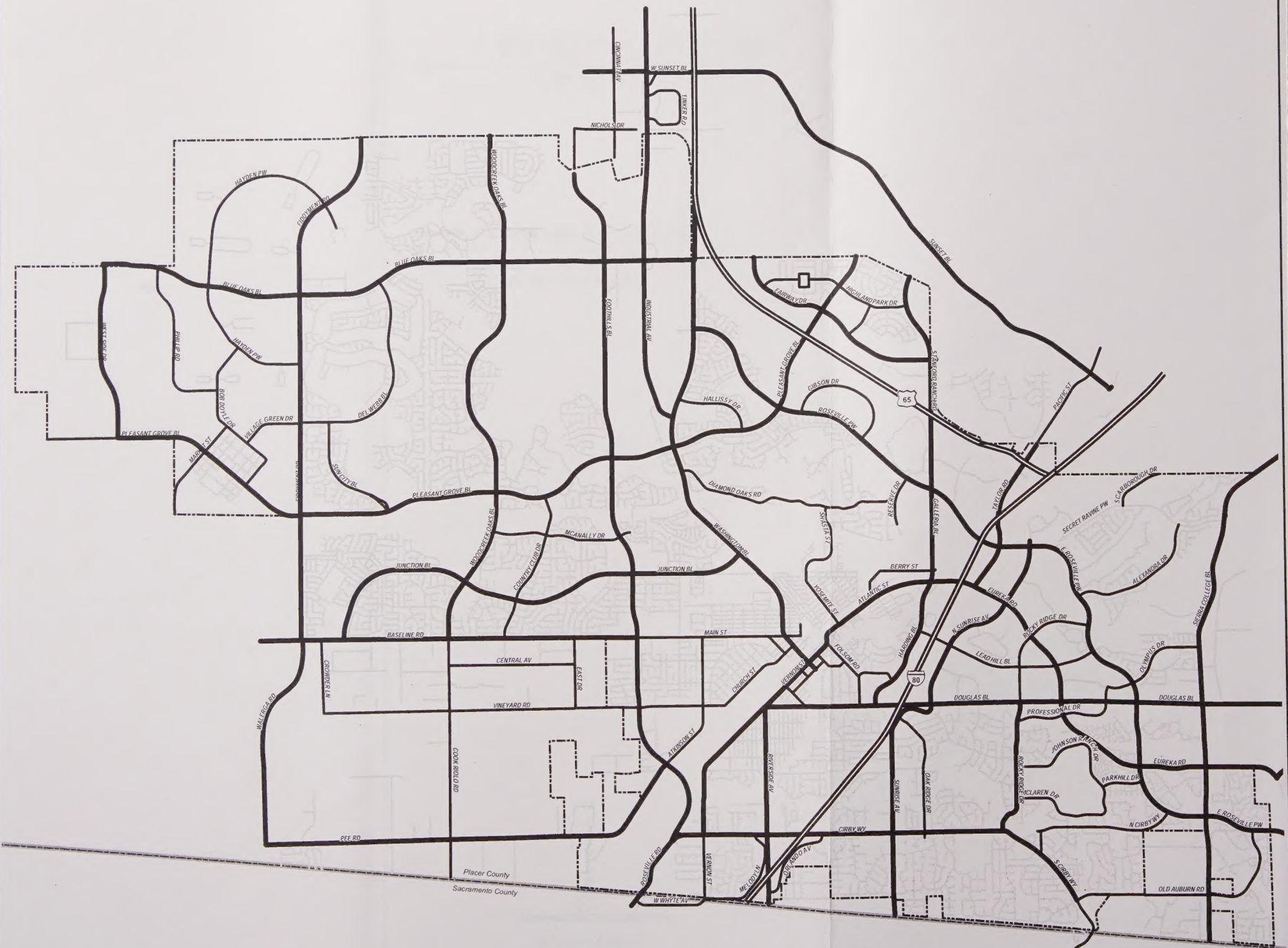
	Arterials	Collectors
Stoneridge Specific Plan	Roseville Parkway Sierra College Boulevard Secret Ravine Parkway North Sunrise Avenue	Olympus Drive Scarborough Drive Alexandra Drive
West Roseville Specific Plan	Fiddymont Road Pleasant Grove Boulevard West Side Drive Blue Oaks Boulevard	Hayden Parkway Bob Doyle Drive Veterans Drive Philip Road Village Center Drive Upland Drive
Infill	Vernon Street (north of Cirby) Atlantic Street (Vernon to I-80) Cirby Way Riverside Avenue Auburn Boulevard Roseville Road Harding Boulevard (north of Douglas) Douglas Boulevard (Atkinson Street (south of Foothills) Rocky Ridge Drive	Main Street Folsom Road Vineyard Road Church Street (west of Washington) Atkinson Street (Foothills to Vineyard) Shasta Street (north of Yosemite) Sierra Boulevard (west of Yosemite) Vernon Street (south of Cirby) Sutter Avenue Lincoln Street (Sierra to Main and Vernon to Sutter) Oak Street (Judah to Lincoln) Grant Street Judah Street Estates Drive Melody Lane West Whyte Avenue Oak Ridge Drive Lead Hill Boulevard Orlando Avenue Berry Street Yosemite Street Old Auburn Road (South Cirby to Sacramento County line)

1. See Figure 1. All roadways not listed are designated as local street
2. Source: Roseville Specific Plans

ROSEVILLE 2020
Roadway Functional Classification

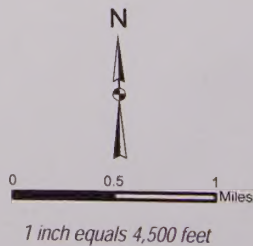
Roadway Classification

- Freeway
- Arterial
- Collector



ROSEVILLE 2020
Approved Truck Routes

- California Legal Approved Routes
- - - Surface Transportation Assistance Act (STAA) Approved Routes



C. GOALS AND POLICIES

GOAL: FUNCTIONAL CLASSIFICATION

Goal 1 Provide guidance to the long-range planning of the City's roadway system including design standards, right-of-way requirements and coordination with surrounding jurisdictions.

Policies:	Functional Classifications	Implementation Measures
1.	Establish a functional classification system to guide the planning and design of the City's roadway system.	- <i>Functional Classification Process</i> - <i>Specific Plans</i>
2.	Coordinate with surrounding jurisdictions to achieve compatible functional classifications for roadways that cross the City's boundaries.	- <i>Interagency Coordination</i>
3.	Establish a comprehensive set of design standards for the City's roadway system by functional class.	- <i>Design Standards</i>
4.	Maintain a system of truck routes to provide for the safe and efficient movement of goods and to avoid impacting residential neighborhoods.	- <i>Truck Routes</i>

D. IMPLEMENTATION MEASURES

1. Functional Classification Process (Ongoing)

Plan, design and regulate roadways in accordance with the functional classification system reflected in Table III-1 and Figure III-1.

Define the functional classification system of both existing and future roadways by a set of criteria to identify which streets will be placed in each class. The primary criteria are linkages, which represent the function of the facilities (mobility versus access). The remaining criteria are "general characteristics" rather than determinants. The criteria applied in the functional classification process are as follows:

Linkages

- Arterial streets will generally provide linkages to the freeway/highway system as well as linkages between sections of the City and major activity centers. At higher volumes, there will often be access restrictions to adjacent land uses. The motoring public uses these streets as primary circulation routes.
- Collector streets will generally distribute trips from the arterial street system to the local street system. The motoring public uses these streets as secondary circulation routes. Access to abutting land is normally permitted, but may be restricted to certain uses dependent upon projected vehicle volumes.
- Local streets provide direct access to abutting land and access to the collector street system. The motoring public uses these streets for local circulation.

Existing and future (year 2015) projected traffic volumes:

- Arterial streets will generally carry more than 12,000 average daily vehicles (ADT).
- Collector roadways will generally carry between 2,000 and 15,000 ADT.
- Local roadways will generally carry up to 3,000 ADT.

Current and planned travel lanes:

- Arterial streets will generally have 4 to 6 lanes, but there may be some 2 lane arterial streets.
- Collector streets will generally have 2 lanes, but there may be some 4-lane collector streets.
- Local streets will have 2 lanes
(Policy 1)

2. Specific Plans (Ongoing)

Ensure that proposed specific plans are consistent with the provisions of the functional classification component and include incorporation of consistent design standards for roadways, associated bikeways and trails, and adjacent landscape areas. (Policy 1)

3. Interagency Coordination (Ongoing)

Work with neighboring jurisdictions and regional planning agencies to coordinate the classification of roadways that cross the City's boundaries and strive to have compatible functional classifications for the City's gateway roadways. (Policy 2)

4. Improvement Standards

(Ongoing)

Continue to refine and improve the improvement standards for the City's roadway system. The design standards shall reflect functional classification and include the following elements:

- Right-of-way requirements
- Roadway cross-sections including landscaping and bikeways
- Signalization and access control
- Land use compatibility, orientation and design standards
- Vehicle and pedestrian safety
- Transit improvements

Exceptions to the standards may be necessary but should be kept to a minimum and should be evaluated on a case-by-case basis. The improvement standards address how amendments can be approved. *(Policy 3)*

5. Truck Routes

(Ongoing)

Enforce, evaluate and, as circumstances warrant, update the truck route system to ensure safe and efficient routes through the City.

(Policy 4)

LEVEL OF SERVICE

A. SETTING

While a primary goal of the City's Circulation Element is to promote alternative forms of transportation, the City recognizes that automobiles are and will continue to be the primary transportation mode for the City's residents and employees. To that end, the City must strive to provide adequate roadway capacity so that its system of roadways operates free of excessive traffic congestion and delay.

In addition to the automobile, pedestrian travel is also considered to be an important mode of transportation. In response to the increasing desire to enhance the role of pedestrians in neighborhood design, the City recognizes that certain neighborhoods should be made more amenable to walking. Implementation of various pedestrian enhancements would improve neighborhood walkability.

Roadway Circulation System

The operational performance of the City's roadway system is expressed using "levels of service" that generally describe traffic operations as perceived by the motorist. There are six levels of service (LOS) ranging from "A" through "F," with LOS "A" representing the best range of operating conditions (high speeds and low delay) and LOS "F" representing the worst (low speeds and high delay).

The specific terms in which each level of service is defined vary with the type of facility involved. Thus a freeway's level of service is generally defined by density (vehicles per mile per lane) and average travel speed, while an intersection's level of service is generally defined by the average vehicle delay. The capacity and operations of Roseville's major roadway system of arterial and collector streets is principally determined by the capacity of its signalized intersections, as well as the basic width of its roadway segments and the amount of access control on each segment. The level of service on the roadway networks would, therefore, be defined primarily by intersection delay and the average travel speed on roadway segments. Level of service definitions at signalized intersections are described in Table III-2.

In Roseville, levels of service are measured during a weekday afternoon peak period since it generally represents the highest hour for overall traffic volumes during the week. Table III-3 identifies the 2001 levels of service at 114 key intersections in the City. Currently, there are eleven intersections in the City that operate below LOS "C" during an average weekday P.M. peak hour (generally between 4:30 P.M. and 5:30 P.M.). These are:

- Vernon at Cirby – LOS "E"
- Riverside at Douglas – LOS "E"
- Santa Clara at Douglas – LOS "E"
- Sierra College at Douglas – LOS "E"
- Cirby at Riverside – LOS "D"
- Eureka at Rocky Ridge – LOS "D"
- Sunrise at Douglas – LOS "E"
- Sunrise at Eureka – LOS "D"
- Cirby Way at Sunrise Avenue – LOS "F"
- Cirby Way at Foothills Boulevards – LOS "E"
- I-80 EB ramps at Eureka Road – LOS "D"

The City intends to mitigate, where feasible, these roadway deficiencies through its Capital Improvement Program (CIP) to LOS "C."

Pedestrian Districts

In an effort to encourage increased pedestrian activity and safety, the City may seek to facilitate the designation of Pedestrian Districts within existing and future development areas. The intent of these Pedestrian Districts is to place a greater emphasis on the pedestrian rather than the automobile by implementing measures to improve walkability. This would be accomplished through enhanced safety, security, and convenience measures within and throughout the District. To that end, special consideration would be given to sidewalk widths, planter strips, street furniture, automobile travel lane widths, and curb radii, or other pedestrian enhancements. It is understood that the establishment of a Pedestrian District and the implementation of design features to enhance the walkability of a District may result in slowing the speed of vehicle travel and may reduce the vehicle level of service. In acknowledgement of this, intersections within Pedestrian Districts shall be excluded from the City's LOS policy which requires that 70 percent of City

intersections function at LOS C or better during the pm peak hour.

The objectives that the City intends to achieve in designating, planning, and implementing Pedestrian Districts are as follows:

- Create a safe walking environment;
- Ensure the security of pedestrians;
- Create land use patterns conducive to walking;
- Create street environments conducive to walking;
- Integrate walking with other modes of transportation; and
- Integrate public services into a Pedestrian District.

B. OUTLOOK

Levels of service are estimated for future travel conditions to ensure that a roadway will provide acceptable operations for its "design life," which is commonly 20 years. For the General Plan City build out and year 2020 development outside of the City will be used for estimating traffic demand and levels of service on the roadway system. The City's traffic impact fees will be based on year 2020 levels of development within and outside of the City.

The City has established level of service "C" as the goal for both the General Plan and the development of citywide traffic impact fees. Policy has been structured to allow the City, on a case-by-case basis, to allow exceptions to the LOS "C" standard. Such exceptions are to be based on the criteria established in this component.

An analysis of the roadway improvements needed to maintain a level of service "C" standard at City build out and year 2020 development levels outside of the City has been conducted using "market based" land use growth projections and the citywide travel model. The estimated year 2020 roadway improvement needs are shown in Table III-4 and Figure III-3 and are summarized as follows:

- The planned number of lanes for most new roadways in the Specific Plan areas should be adequate to accommodate projected year 2020 P.M. peak hour traffic flows and provide a level of service "C." In some

cases, extraordinary at-grade improvements have been identified that will improve the level of service at specific intersections. However, even with these extraordinary improvements, there will remain 15 Specific Plan intersections that will function at less than LOS "C".

- A number of existing roadways in the infill areas of the City will require widening to provide level of service "C" operating conditions in the year 2020. Also, a number of existing intersections will require improvements. However, even with the improvements proposed in the City's Capital Improvement Program, 27 Infill intersections will function at less than LOS "C".
- Grade-separations or extraordinary improvements could provide acceptable traffic operations, but were not considered appropriate for these locations due to potential impacts on the surrounding areas.

Intersections that would operate at LOS "D", "E" or "F" under the City Build Out/2020 CIP conditions are referenced in Table III-3A.

The City should continue to strive to provide level of service (LOS) "C" at all locations in Roseville. However, there may be locations where the City may decide that the impacts and/or costs of the required improvements exceed the benefits of having LOS "C" for all hours of the day.

At these locations, existing adjacent development and right-of-way limitations may make certain improvements infeasible or undesirable.

General Plan policy has been structured to allow the City some flexibility to identify any case where LOS "C" might not be able to be maintained or the identified major improvements (such as grade separations) are determined to be undesirable. Such determinations are to be based on the criteria established in this component. While this could lead to some intersections operating at worse than LOS "C" conditions for a limited amount of time per day, it is still intended that the City strive to maintain an overall high level of service standard for the City's roadway system.

**TABLE III-2
LEVEL OF SERVICE DEFINITIONS
SIGNALIZED INTERSECTIONS**

Level of Service (LOS)	Volume to Capacity Ratio ¹	Description
A	0.00-0.59	Free Flow/Insignificant Delays: No approach phase is fully utilized by traffic and no vehicle waits longer than one red indication.
B	0.60-0.69	Stable Operation/Minimal Delays: An occasional approach phase is fully utilized. Many drivers begin to feel somewhat restricted within platoons of vehicles.
C	0.70-0.81	Stable Operation/Acceptable Delays: Major approach phases fully utilized. Most drivers feel somewhat restricted.
D	0.82-0.89	Approaching Unstable/Tolerable Delays: Drivers may have to wait through more than one red signal indication. Queues may develop but dissipate rapidly without excessive delays.
E	0.90-0.99	Unstable Operation/Significant Delays: Volumes at or near capacity. Vehicles may wait through several signal cycles. Long queues form upstream from intersection.
F	≥1.00	Forced Flow/Excessive Delays: Represents jammed conditions. Intersection operates below capacity with low volumes. Queues may block upstream intersections.

Source: *Highway Capacity Manual*, Transportation Research Board, Special Report No. 209, Washington DC, 1985.

1. The ratio of the traffic volume demand at an intersection to the capacity of the intersection.

ROSEVILLE 2020
2020 Capital Improvement Program



Intersection Improvements

- Normal At-Grade
- Extraordinary

Roadway Improvements

- New Roadway
- Roadway Widening
- 4,5,6,7 # of future lanes

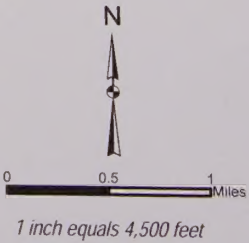


TABLE III-3

**2001 LEVELS OF SERVICE AT MAJOR INTERSECTIONS
IN THE CITY OF ROSEVILLE**

Roadway		Existing Conditions	
North-south	East-west	LOS	V/C
Tiger/Center	Atlantic St.	A	0.44
Wills Road	Atlantic St.	A	0.60
Yosemite	Atlantic St.	A	0.52
Prairie Woods	Blue Oaks Blvd	A	0.18
SR 65 NB off ramp	Blue Oaks Blvd	A	0.14
Woodcreek Oaks Blvd	Blue Oaks Blvd	A	0.29
Champion Oaks Blvd	Cirby Way	A	0.44
Melody	Cirby Way	B	0.67
Northridge/Lindsay	Cirby Way	B	0.60
Oak Ridge Dr.	Cirby Way	A	0.58
Parkview Dr.	Cirby Way	A	0.48
San Simeon	Cirby Way	B	0.65
Judah	Douglas Blvd	A	0.55
Keehner/Donner	Douglas Blvd	A	0.37
Park Drive	Douglas Blvd	A	0.32
Target	Douglas Blvd	A	0.56
Eureka Road	Deer Valley	A	0.46
Ashland	Eureka Road	A	0.19
Five Star Blvd	Fairway Drive	A	0.20
Home Depot	Fairway Drive	A	0.25
Foothills Blvd.	Albertsons	A	0.37
Foothills Blvd.	HP South	A	0.30
Foothills Blvd.	McAnally	A	0.47
Foothills Blvd.	Mistywood/NEC	A	0.54
Foothills Blvd.	Rand/Pilgrim	A	0.42
Galleria Blvd.	Antelope Creek	A	0.45
Galleria Blvd.	Berry Street	A	0.41
Harding Blvd.	Estates Drive	B	0.64
Harding Blvd.	Roseville Square	A	0.50
Harding Blvd.	Wills Road	A	0.44
Americana	Junction Blvd.	A	0.32
Country Club	Junction Blvd.	A	0.37

TABLE III-3 (cont)

**2001 LEVELS OF SERVICE AT MAJOR INTERSECTIONS
IN THE CITY OF ROSEVILLE**

Roadway		Existing Conditions	
North-south	East-west	LOS	V/C
Porter	Junction Blvd.	A	0.34
Revere	Junction Blvd.	A	0.27
Hallisey	Pleasant Grove Blvd.	A	0.30
Pleasant Grove Blvd.	Roseville Parkway	A	0.42
Rocky Ridge Dr.	Maidu	A	0.49
Rocky Ridge Dr.	McLaren	A	0.46
Rocky Ridge Dr.	Professional	A	0.56
Roseville Parkway	Olympus Drive	A	0.45
Creekside Drive	Roseville Parkway	A	0.26
Gibson Drive	Roseville Parkway	A	0.24
North Cirby	Roseville Parkway	A	0.42
Old Auburn Road	Roseville Parkway	A	0.44
Reserve Drive	Roseville Parkway	A	0.35
Taylor Road	Roseville Parkway	A	0.39
West Mall	Roseville Parkway	A	0.35
Sierra College Blvd.	Indigo Creek	A	0.31
Sierra College Blvd.	Olympus Drive	B	0.64
South Cirby Way	Old Auburn Road	C	0.74
Stanford Ranch Road	Fairway Drive	A	0.54
Stanford Ranch Road	Five Star Blvd.	B	0.63
Stanford Ranch Road	Highland Park Drive	A	0.28
Sunrise Blvd.	Automall	B	0.60
Sunrise Blvd.	Frances Drive	A	0.50
Sunrise Blvd.	Kensington Drive	A	0.57
Sunrise Blvd.	Roseville Parkway	A	0.59
Sunrise Blvd.	Sierra Gardens	A	0.59
Judah	Vernon Street	A	0.27
Lincoln Street	Vernon Street	A	0.57
Washington Blvd.	Hallisey	A	0.17
Washington Blvd.	Oak	A	0.55
Washington Blvd.	Sawtell	A	0.53
Woodcreek Oaks	Canevari Drive	A	0.39

TABLE III-3 (cont)

**2001 LEVELS OF SERVICE AT MAJOR INTERSECTIONS
IN THE CITY OF ROSEVILLE**

Roadway		Existing Conditions	
North-south	East-west	LOS	V/C
Woodcreek Oaks	McAnally	A	0.53
Atkinson St.	Main St.	B	..2
I-80 WB On-ramp	Atlantic St.	A	0.47
I-80 On-ramp	Eureka Rd	D	0.88
Eureka Rd	Lead Hill Blvd.	A	0.56
Eureka Rd	Douglas Blvd.	C	0.77
Fiddymment Road	Baseline Rd	B	0.65
Folsom Rd	Douglas Blvd.	A	0.52
Foothills Blvd.	Blue Oaks Blvd.	A	0.27
Foothills Blvd.	Pleasant Grove Blvd.	B	0.63
Foothills Blvd.	Junction Blvd.	C	0.71
Foothills Blvd.	Main St.	C	0.76
Foothills Blvd.	Vineyard Rd.	A	0.53
Foothills Blvd.	Atkinson St.	C	0.75
Foothills Blvd.	Cirby Way	E	0.96
Stanford Ranch Rd.	SR-65 NB On-ramp	A	0.54
Stanford Ranch Rd.	SR-65 SB On-ramp	C	0.72
Galleria Blvd.	Roseville Pkwy	A	0.53
Harding Blvd.	Lead Hill Blvd.	A	0.55
Harding Blvd.	Douglas Blvd.	C	0.72
Orlando Ave.	Cirby Way	A	0.54
Riverside Ave.	Cirby Way	D	0.89
Riverside Ave.	Darling Way	B	0.68
Riverside Ave.	Douglas Blvd.	E	0.94
Rocky Ridge Dr.	Cirby Way	C	0.72
Rocky Ridge Dr.	Douglas Blvd.	C	0.74
Rocky Ridge Dr.	Lead Hill Blvd.	A	0.53
Rocky Ridge Dr.	Eureka Rd.	D	0.84
Roseville Pkwy	Eureka Rd.	A	0.41

TABLE III-3 (cont)

**2001 LEVELS OF SERVICE AT MAJOR INTERSECTIONS
IN THE CITY OF ROSEVILLE**

Roadway		Existing Conditions	
North-south	East-west	LOS	V/C
Roseville Pkwy	Douglas Blvd	A	0.52
Roseville Pkwy	Lead Hill Blvd.	A	0.44
Santa Clara Dr.	Douglas Blvd.	E	0.97
Sierra College Blvd.	Douglas Blvd.	E	0.93
Sierra College Blvd.	Eureka Rd.	A	0.59
Sierra College Blvd.	Roseville Pkwy	C	0.73
Sierra College Blvd.	Old Auburn Rd.	C	0.78
Sierra Gardens	Douglas Blvd.	C	0.76
Sunrise Ave.	Cirby Way	F	1.08
Sunrise Ave.	Coloma Way	A	0.57
Sunrise Ave.	Oak Ridge Dr.	A	0.56
Sunrise Ave.	Douglas Blvd.	E	0.98
Sunrise Ave.	Lead Hill Blvd.	C	0.80
Sunrise Ave.	Eureka Rd	D	0.82
Vernon St.	Cirby Way	E	0.91
Grant St.	Vernon St.	A	0.42
Washington Blvd.	Blue Oaks Blvd.	A	0.33
Washington Blvd.	Roseville Pkwy	A	0.14
Washington Blvd.	Industrial Ave.	A	-- ¹
Washington Blvd.	Pleasant Grove Blvd.	A	0.54
Washington Blvd.	Diamond Oaks	C	-- ¹
Washington Blvd.	Junction Blvd.	A	0.50
Washington Blvd.	Main St.	B	0.62
Woodcreek Oaks	Baseline Rd	C	0.75
Woodcreek Oaks	Junction Blvd.	A	0.59
Woodcreek Oaks	Pleasant Grove Blvd	B	0.60

Notes:

1. Stop-controlled intersection; volume-to-capacity ratio does not apply.

TABLE III-3A

**MAJOR INTERSECTIONS FUNCTIONING AT LESS THAN LOS "C"
IN THE CITY OF ROSEVILLE UNDER BUILD OUT CONDITIONS**

Roadway		Existing Conditions	
North-south	East-west	LOS	V/C
Yosemite	Atlantic St.	D	0.82
Judah	Douglas Blvd.	D	0.89
Santa Clara Drive	Douglas Blvd.	D	0.86
Sierra Gardens	Douglas Blvd.	D	0.85
Foothills Blvd.	Main/Baseline	D	0.85
Foothills Blvd	Vineyard Road	D	0.87
Galleria Blvd	Berry Street	D	0.84
Harding Blvd	Wills Road	D	0.86
Riverside Avenue	Darling Way	D	0.86
South Cirby Way	Old Auburn Road	D	0.90
Sunrise Avenue	Kensington	D	0.86
Sunrise Avenue	Sierra Gardens	D	0.85
Lincoln Street	Vernon Street	D	0.88
Eureka Road	Douglas Blvd.	D	0.89
Rocky Ridge Drive	Douglas Blvd.	D	0.89
Eureka Road	Lead Hill	D	0.82
Fiddymment Road	Baseline Road	D	0.87
Foothills Blvd	Junction Blvd	D	0.86
Foothills Blvd	Pleasant Grove	D	0.85
Rocky Ridge Drive	Lead Hill Road	D	0.86
Roseville Parkway	Olympus Drive	D	0.85
Vernon Street	Cirby Way	E	0.91
Harding Boulevard	Douglas Blvd	E	0.97
Riverside Avenue	Douglas Blvd	E	0.98
Sierra College Blvd	Douglas Blvd	E	0.93
Foothills Blvd	Cirby Way	E	0.96
Harding Blvd	Estates	E	0.92
Harding Blvd	Lead Hill	E	0.95
Riverside Avenue	Cirby Way	E	0.94
Sunrise Avenue	Douglas Blvd	E	0.95
Sunrise Avenue	Oak Ridge Drive	E	0.91
Washington Blvd	Main Street	E	1.00

TABLE III-3A (cont)

**MAJOR INTERSECTIONS FUNCTIONING AT LESS THAN LOS "C"
IN THE CITY OF ROSEVILLE UNDER BUILD OUT CONDITIONS**

Roadway		Existing Conditions	
North-south	East-west	LOS	V/C
Roseville Parkway	Pleasant Grove	E	0.95
Taylor Road	Eureka Road	E	0.91
Washington Blvd	Pleasant Grove	E	0.91
Reserve Drive	Roseville Parkway	E	0.97
Sunrise Avenue	Cirby Way	F	1.02
Sunrise Avenue	Coloma Way	F	1.09
Galleria Blvd.	Roseville Parkway	F	1.17
Sunrise Avenue	Eureka Road	F	1.09
Sunrise Avenue	Lead Hill	F	1.05

**TABLE III-4
YEAR 2020 MITIGATED NETWORK**

Roadway Improvement	Number of Lanes	
	Existing	2020
ATKINSON ST.		
City limits to Foothills Blvd.	2	4
ATLANTIC ST.		
Vernon St. to Harding Blvd.	complete	4
BASELINE RD / MAIN ST.		
City limits to Woodcreek Oaks Blvd.	2	4
Woodcreek Oaks Blvd to Foothills Blvd.	2	4
BLUE OAKS BLVD		
Industrial Blvd. to Foothills Blvd.	4	6
Foothills Blvd to Pleasant Grove Creek Bridge	2-4	4
Pleasant Grove Creek Bridge to Fiddymment Rd	2	4
Industrial connector loop (realigned existing)	2	2
Fiddymment Road to West Side Drive	0	4
CIRBY WAY		
Foothills Blvd. to Riverside Ave.	4	6
Riverside Ave. to Regency	4	5
Regency to Sunrise Ave.	4	6
Sunrise Ave. to Oak Ridge	4	6
EUREKA ROAD		
Douglas Blvd. to Professional	4	6
Professional to Sierra College	complete	
I-80 to Douglas Blvd.	complete	
1000' East of Sunrise to I-80	6	7
Sierra College to 1900' east	2	4
Miners Ravine Bridge	Complete	
Douglas Blvd. to Lead Hill	4	6
FAIRWAY DRIVE		
Stanford Ranch to Pleasant Grove	2-4	4
Pleasant Grove to Blue Oaks	2-4	4
FIDDYMENT ROAD		
Baseline to Pleasant Grove	2	4
Pleasant Grove to Blue Oaks	0	
Blue Oaks to northern City Limits	0	
FOOTHILLS BLVD.		
Cirby to Main St.	4-6	6
Atkinson connector loop	0	2
2700' N of Blue Oaks to City Limits	0	4
Bridge at N. Pleasant Grove Creek	0	4
HARDING BLVD.		
Atlantic to NCRSP	complete	
NCRSP to Roseville Parkway	complete	
Roseville Parkway to SR 65	complete	
JUNCTION BLVD.		
Revere to Country Club	complete	
Country Club to 300' W. of Woodcreek Oaks	complete	
300' W. of Woodcreek Oaks to Baseline	complete	4
LEAD HILL ROAD		
Rocky Ridge Dr. to Eureka Road	Complete	
Eureka Road to Roseville Parkway	Complete	

1 Ultimate right-of-way for an eight-lane road exists. It is anticipated that this roadway may ultimately extend west of the city and, either directly or indirectly, link with Highway 99/70.

**TABLE III-4
YEAR 2020 MITIGATED NETWORK**

Roadway Improvement	Number of Lanes	
	Existing	2020
OLD AUBURN ROAD		
S. Cirbv E. of Placer County limit	complete	
Realian Placer County line to N. Cirbv	complete	
OLYMPUS DRIVE	complete	
PLEASANT GROVE BLVD.		
Rocklin limits to SR65	4	6
SR 65 to Roseville Parkway	complete	6
Roseville parkway to Washington	Complete	
Washington to SPRR	Complete	
SPRR to Foothills	Complete	
Foothills to Woodcreek Oaks	4	6
Woodcreek Oaks to 2500' West	2	4
2500' West of Woodcreek Oaks to Fiddvment	2	4
Construct Overcrossing over SPRR	Complete	
Culvert S branch of Pleasant Grove Creek	Complete	
Fiddvment to Westside Drive	0	
Westside Drive to western Citv Limits	0	
ROCKY RIDGE DRIVE		
Douglas Blvd. to Lead Hill	4	6
N. Line of Target to Lead Hill	Complete	
Lead Hill to Eureka Road	Complete	
Eureka Road to Roseville Parkway	Complete	
Douglas Blvd. to Professional	4	6
ROSEVILLE PARKWAY		
Citv Limits to Sierra College	2	4
Sierra College to Douglas Blvd.	Complete	
Douglas Blvd. to Rockv Ridge	Complete	
Rockv Ridge to Sunrise	Complete	6
Taylor to NCRSP	Complete	6
NCRSP to Harding	Complete	
Harding to Pleasant Grove	Complete	
Pleasant Grove to Washington	4	6
Washington to Foothills	0	6
Overcrossing SPRR/Industrial	0	4
Bridae – Secret Ravine	complete	
Bridae – Miners Ravine	complete	6
Bridae – False Ravine	complete	6
500' W. of Taylor to Taylor	6	7
Secret Ravine to Taylor	6	7
Bridae – Secret Ravine	6	7
Sunrise to Secret Ravine	6	7
500' E. of Sunrise to Sunrise	6	7
ROSEVILLE ROAD		
Citv limits to Cirbv	2	4
SIERRA COLLEGE BLVD.		
Citv limits to Douglas Blvd.	4	6
Douglas Blvd. to Eureka	4	6
Eureka to Roseville Parkway	4	6

**TABLE III-4
YEAR 2020 MITIGATED NETWORK**

Roadway Improvement	Number of Lanes	
	Existing	2020
Roseville Parkway to Old Auburn Road	4	6
Old Auburn Rd. to 650' S. of Old Auburn	2	6
SOUTH CIRBY WAY		
Wildwood Way to Rocky Ridge Dr.	2	4
STANFORD RANCH ROAD		
SR 65 to Fairway	Complete	
Fairway to City Limits	Complete	
STONERIDGE DRIVE		
Sierra College to False Ravine	Complete	4
False Ravine to Bridge	Complete	4
False Ravine to Bridge to Roseville Pkwy.	Complete	4
SUNRISE AVE.		
Roseville Parkway to Eureka	Complete	
Eureka to Lead Hill	Complete	
Near Madden to Douglas Blvd.	Complete	
250' N of Cirby to Madden	4	6
Cirby to Sac County Line	4	6
Bridge – Cirby Creek	Complete	4
Bridge – Linda Creek	Complete	4
Bridge – Miners Ravine	Complete	
TAYLOR ROAD		
City limits to I-80	2	4
I-80 to Roseville Pkwy	2	6
Roseville Parkway to Eureka	4	6
WASHINGTON BLVD.		
Sawtell to Pleasant Grove	2	4
Diamond Oaks to Industrial	2	6
WESTSIDE DRIVE		
Pleasant Grove to Blue Oaks Boulevard	0	4
WOODCREEK OAKS BLVD.		
Baseline Rd. to Junction Blvd.	2	4
Junction Blvd to Pleasant Grove	2	4
Pleasant Grove to 6400' North	2	4
6400' North of Pleasant Grove to Blue Oaks	2	4
Blue Oaks to City boundary	2	4

C. GOALS AND POLICIES

GOALS: LEVEL OF SERVICE

Goal 1 Maintain an adequate level of transportation service for all of Roseville's residents and employees through a balanced transportation system, which considers automobiles, transit, bicyclists, and pedestrians.

Policies:	Level of Service	Implementation Measures
1.	Maintain a level of service (LOS) "C" standard at 70 percent of all signalized intersections and roadway segments in the City during the p.m. peak hours. Exceptions to the LOS "C" standard may be considered for intersections where the City finds that the required improvements are unacceptable based on established criteria identified in the implementation measures. In addition, Pedestrian Districts may be exempted from the LOS standard.	-Capital Improvement Program/ LOS Criteria -Development Review Process -Specific Plans
2.	Strive to meet the level of service standards through a balanced transportation system that provides alternatives to the automobile.	-Capital Improvement Program -Development Review Process -Specific Plans -Long-range Transit Master Plan and Short-range Transit Plan -Transportation System Management Ordinance -Bicycle Master Plan
3.	Work with neighboring jurisdictions to provide acceptable and compatible levels of service on the roadways that cross the City's boundaries.	-Capital Improvement Program -Development Review Process -Specific Plans -Interagency Coordination
4.	Secure adequate funding for all components of the City's transportation system to ensure level of service policy is maintained.	-Capital Improvement Program -Development Review Process -Specific Plans -Transportation Funding
5.	Enable the City to designate a Pedestrian District over a geographic area for the purpose of implementing measures that promote pedestrian walkability. In these districts, the City recognizes that pedestrian travel takes a higher priority than automobile travel, which could reduce the vehicular level of service.	-Strategies for Pedestrian Districts -Development Review Process -Specific Plans

D. IMPLEMENTATION MEASURES

1. Capital Improvement Program/LOS Criteria *(Existing)*

Continue to update the City's Capital Improvement Program (CIP) to implement policy that strives to maintain LOS "C" at all locations during the weekday P.M. peak hour. For the development of the CIP, the Public Works Department shall define "normally accepted maximum" improvements for roadways and intersections. Such improvements include three through lanes in each direction with dual left turn lanes and separated right turn lanes at all approaches. If "normally accepted maximum" improvement cannot maintain LOS "C," the City Council may consider additional "extraordinary" improvements, such as additional lanes or grade separations.

The City Council, following a public hearing, may determine, on a case-by-case basis that "extraordinary" improvements are not feasible nor desirable and may relax the LOS "C" standard for a particular intersection or roadway segment. In considering exceptions to the LOS "C" standard, the City Council shall weigh the following overriding factors:

- The number of hours per day that the intersection or roadway segment would operate below LOS "C."
- The ability of the improvement to reduce peak hour delay and improve traffic operations.
- The impact on accessibility to surrounding properties.
- The right-of-way needs and the physical impacts on surrounding properties.
- The visual aesthetics of the required improvements and their impact on community identity and character.
- Environmental impacts including air quality and noise impacts.

- Construction and right-of-way acquisition costs.
- The impacts on pedestrian and bicycle accessibility and safety.
- The impacts on general safety.
- The impacts of the required construction phasing and traffic maintenance.
- The impacts on quality of life as perceived by residents.
- Consideration of other environmental, social or economic factors on which the City Council may base findings to allow for exceeding LOS "C."

Allow exceptions to the LOS "C" standard only after all feasible measures and options are explored, including alternative forms of transportation

Base the CIP on a 20-year horizon and update the CIP a minimum of every 5 years, or concurrently with the approval of any significant modification to the land use allocation assumed in the citywide travel model as determined by the Public Works Director. *(Policy 1)*

2. Development Review Process *(Ongoing)*

Refer all development proposals to the Public Works Department for review and comment. Development proposals determined by the City to require a traffic impact study shall prepare such analysis consistent with the assumptions and methodology of the citywide travel model. The traffic impact study shall include the following:

- A "full build-out" analysis that evaluates traffic conditions assuming build-out of the City and 2020 Market development outside of the City.

The traffic impact study shall define what transportation improvements or measures are necessary to maintain the level of service standard and address funding impacts. Utilize the "full build-out" traffic analysis to identify locations where additional right-of-way should

be preserved beyond that required under the 20-year CIP analysis.

The Public Works Department shall monitor the level of service (LOS) on a regular basis and provide periodic reports to the Council on existing LOS and shall look for additional opportunities to improve intersection LOS where it is reduced to less than LOS "C".

(Policy 1)

3. Specific Plans

(Ongoing)

Specific plans shall contain transportation improvements consistent with the standards of this element. Plans must demonstrate what measures will be required to maintain the City's level of service standard and how these measures will be funded. Utilize development agreements to secure improvement, sequencing and funding provisions. *(Policy 1)*

4. Long-Range Transit Master Plan

(Ongoing)

Continue to update the Long-Range Transit Master Plan and Short-range Transit Master Plan in accordance with the provisions of the Transit component of this element. The Long-Range Transit Master Plan should explore potential benefits of improved transit service on the City's level of service standards. *(Policy 2)*

5. Transportation Systems Management Ordinance

(Ongoing)

Assess, on a triennial basis, the effectiveness of the City's TSM ordinance in reducing vehicle trips and in making streets, parking facilities, public transit and bikeways more effective. If the trip reduction goals are not being achieved, the TSM ordinance should be revised so that measures are taken to achieve stated goals. *(Policy 2)*

6. Bicycle Master Plan

(Existing)

Implement the Bikeway Master Plan as specified in the Bikeway/Trails component of this element. The Bikeway Master Plan was developed according to State standards and provides a prioritized list of bikeway projects, improvements, and programs that will result in a comprehensive, inter-connected bikeway system. *(Policy 2)*

7. Interagency Coordination

(Ongoing)

Work with surrounding jurisdictions to provide acceptable and compatible levels of service on roadways connecting to the City. This will include working with: 1) the Placer County Transportation Planning Agency to implement the level of service standards in the Placer County Congestion Management Plan; 2) the Placer County Air Pollution Control District to implement transportation improvements and measures that help meet the goals and standards in the Air Quality Attainment Plan and the Air Quality Element of the General Plan. *(Policy 3)*

8. Transportation Funding

(Ongoing)

Secure adequate funding to ensure the City's level of service policies are met. Continue to implement and update the City's traffic impact fees on new development and obtain gas tax money and other revenue to fund its Capital Improvement Program. Explore funding for transit as identified in the Transit Component of this element and for bikeway/trails as identified in the Bikeway/Trails Master Plan. Alternative funding sources, such as the establishment of assessment district(s), should be considered. The City should also work with regional planning agencies to explore funding opportunities for all components of its transportation system that are required to meet its level of service standards. *(Policy 4)*

9. Strategies for Pedestrian Districts

(Ongoing)

The City Council, following a public hearing, may determine, on a case-by-case basis, to adopt a Resolution establishing a Pedestrian District over a geographic area. The City recognizes that within such a District, pedestrian travel takes a higher priority than automobile travel. The result is that there could be a reduction in the vehicular level of service because the strategies employed to enhance the walkability of these Districts will have an effect on the motoring public.

In those instances where the City Council determines that a Pedestrian District enhances the neighborhood objectives, the Council also acknowledges that, through their action to approve a Pedestrian District, the vehicular level of service (LOS) policy may not be met within the District.

Establishment of a Pedestrian District is intended to promote walkability within it and would allow for the construction and/or implementation of the following types of enhancements:

1. Mid-block crossing treatments

- High-visibility crosswalk markings
- Overhead signs and flashing beacons
- In-pavement flashers
- Pedestrian-actuated signals
- Grade-separated pedestrian crossings

2. Intersection Crossing Treatments

- Signal timing changes
- Head-start pedestrian phases
- All-pedestrian "scramble" phases
- Pedestrian actuators
- Countdown pedestrian signals
- Animated eye pedestrian signals
- Audible signals
- Reduced corner radii
- Right-turn on red restrictions
- "Watch Turning Vehicles" signage and legends
- "Yield to Pedestrians" signage

3. Traffic Calming

- Raised crosswalks
- Raised intersections
- Textured pavement

- Neckdowns
- Pedestrian refuge islands
- Split Pedestrian Crossovers

4. Pedestrian Enhancements

- Comprehensive Sidewalk Networks
- Pedestrian Only Walkways
- Street Furniture
- Covered Areas
- Street Trees
- Lighting
- Building Setback
- Parking Lot Walkways
- Consolidation of Driveways
- Use of On-Street Parking

TRANSIT

A. SETTING

Public transit service is currently provided to the residents of the City of Roseville by three "fixed route" services: the commuter service, the fixed route service, and the dial a ride service. Roseville Transit operates all three transit routes. In addition, Placer County Transit and Sacramento Regional Transit operate fixed route services in the region that connect with Roseville Transit. The current transit routes are shown in Figure III-5 and III-6. Other transit systems in Roseville include Greyhound Bus Lines, and taxicab services. More specific information regarding transit service can be found in the City's Short-range Transit Master Plan.

These existing transit services are described below:

Roseville Transit Fixed Route is a transit system operated by the City of Roseville within the City limits. The nine routes are "hubbed" at the Sierra Gardens transfer point, near Sierra Gardens Drive and Douglas Boulevard. Approximately one half of the riders are elderly and handicapped; at this time, few commuters use the system. The fixed route system connects to both Placer County Transit and Sacramento Regional Transit.

Roseville Commuter Service is a fixed route, scheduled transit system operated by the City of Roseville. It provides commuter service between Roseville and downtown Sacramento.

Roseville Transit Dial-A-Ride is a curb-to-curb system operated by the City of Roseville within its City limits, seven days a week. As a "dial-a-ride" service, it does not operate on fixed route schedules; 75 percent of its ridership is elderly and handicapped.

Placer County Transit is a fixed route, scheduled transit system operated by Placer County that principally serves the Interstate 80, Highway 49 and Highway 65 corridors. Currently, there are 14 runs a day between Auburn and the Watt Avenue/I-80 Light Rail Station. These buses connect with the Roseville Transit fixed route system and Sacramento County Transit.

Greyhound Bus Lines has a station in Vernon Street in Roseville. This station is a stop on the Sacramento to Marysville route and offers 8 to 9 trips to Sacramento per day. From Sacramento, passengers can continue to destinations in any direction.

Taxi Service is provided by several private companies.

B. OUTLOOK

While there are currently transit services within the City limits, there are several planned rail improvements within the Union Pacific railroad corridor that will greatly enhance transit service to the City. These include the following:

Capitol Corridor Intercity Rail – This passenger rail service, while already providing some service to Roseville, will ultimately provide intercity (limited stop) service between Colfax and San Jose. There will be a total of twenty stations including Roseville, Rocklin, Auburn, Bowman, and Colfax in Placer County. It will interface with RT's light rail at Marconi Avenue in Sacramento, and with BART at two Bay Area locations. Stage 1 of this service was implemented in December 1991. Capital Corridor service present includes 11 round trips between Sacramento and Oakland, of which one round trip includes Roseville. Extension of an additional round trip to Roseville and Auburn is tentatively planned for 2003, pending negotiations with the Union Pacific Railroad on interim track improvements in the Roseville area.

To exceed the 11-train schedule, a third track must be constructed between the Elvas Tower in Sacramento and Roseville. Ultimate expansion plans for the year 2007 include 16 round trips per day between Sacramento and Oakland, of which ten round trips will include Roseville.

Commuter Rail – Colfax to Davis – The Placer County Commuter Rail Feasibility Study, completed in November 1990, defines a plan for commuter rail service between Colfax and Davis that could be implemented with capital funding potentially available under the Rail

Transportation Bond Act (Proposition 116). The Study provides preliminary estimates of potential costs, patronage, and revenues for this service. Commuter rail could be developed in coordination with the Capitol Corridor intercity passenger rail service described above. There would be 11 commuter stations along the 66.5 miles of Union Pacific track. Commuter stations are proposed at Colfax, Bowman, Auburn, Newcastle, Loomis, Rocklin, Roseville, McClellan, Marconi (light rail connection), Sacramento, and Davis.

The commuter rail service between Colfax and Davis is planned to start in 2007. A financial plan for this service is presently being addressed by regional transportation agencies, including the Placer County Transportation Agency, and the Sacramento Area Council of Governments. Funding sources for regional rail service would likely include, but are not limited to, the re-authorization of the Transportation Equity Act for the 21st Century (TEA-21)

Expansion of Light Rail Transit – A Systems Planning Study evaluated a number of light rail extensions throughout the Sacramento metropolitan area including an extension of light rail to Roseville. As part of that analysis, a route refinement study was conducted for possible light rail alignments and station locations within Roseville. While a specific alignment for light rail has not been definitely identified, the preferred corridor to date has extended light rail along the Union Pacific Rail corridor and includes stations in Roseville near Cirby Way, Downtown, Harding Boulevard, and Roseville Parkway.

The route refinement study also evaluated several cross-town light rail corridors within the City of Roseville and selected a preferred alignment along Roseville Parkway. The proposed light rail line extensions are shown in Figure III-6.

RT is proceeding with plans to extend light rail service from its existing terminus at Watt Avenue in Sacramento County to a station in the vicinity of Antelope Road, about one mile south of Roseville. At this time, RT does not anticipate that light rail would be extended to Roseville before the year 2010 due to both funding constraints and projected ridership levels. This time frame could be accelerated should alternative funding sources become available.

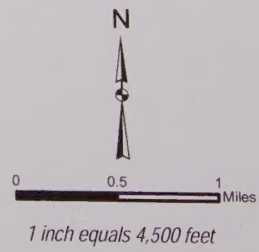
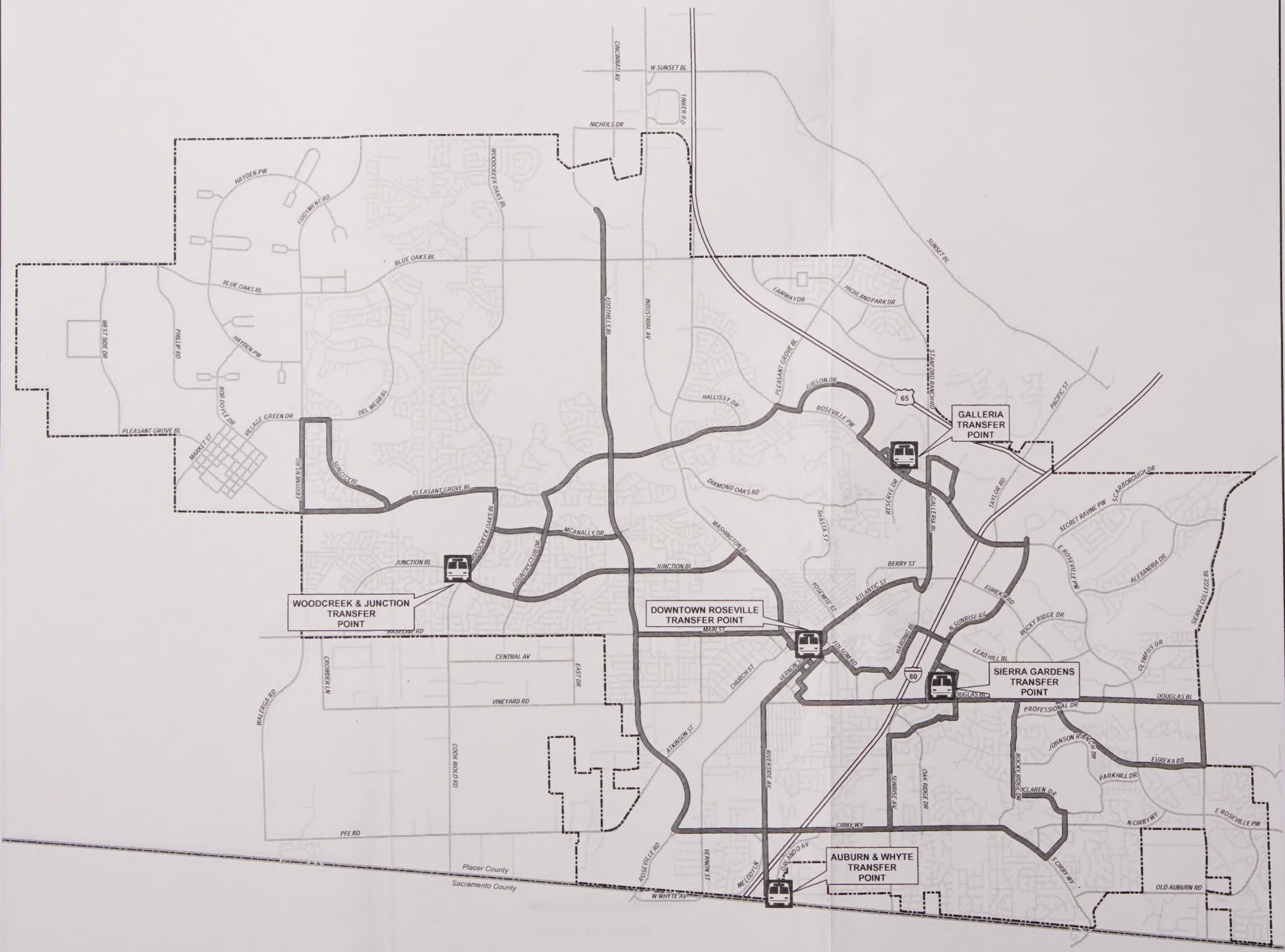
Long-range Transit Master Plan – As in most suburban areas, to travel within or through the Roseville area, one is currently very dependent on the automobile. With the anticipated large increases in population and employment in Roseville and South Placer County, it will be difficult for the City to maintain its roadway level of service standard and meet the goals and standards of the Placer County Air Quality Attainment Plan and the Placer County Congestion Management Plan. For these reasons, the need for intra- and inter-city transit services will be very important to the City as future development occurs.

The City's Long-range Transit Master Plan will be periodically updated. The critical questions to be addressed by this study are the feasibility of providing commuter-oriented bus services within the City limits and identification of transit corridors.

ROSEVILLE 2020

Existing Transit Routes

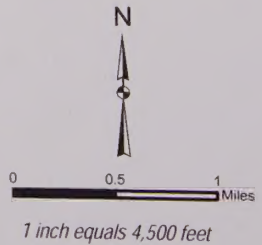
- Transit Route
-  Transfer Point



ROSEVILLE 2020

Proposed Light Rail Lines

- Proposed Light Rail Line
- Potential Alternative Alignment



C. GOALS AND POLICIES

GOAL: TRANSIT

Goal 1 Promote a safe and efficient mass transit system, utilizing both rail and bus modes, to reduce congestion, improve the environment, and provide viable non-automotive means of transportation in and through Roseville.

Policies	Transit	Implementation Measures
1.	Pursue and support transit services within the community and region and pursue land use, design and other mechanisms that promote the use of such services.	-Short-Range Transit Plan -Long-Range Transit Master Plan -Transit Funding and Interagency Coordination -Specific Plans
2.	Pursue all available sources of funding for transit services.	-Transit Funding and Interagency Coordination
3.	Support and actively pursue the extension of light rail service to Roseville.	-Transit Funding and Interagency Coordination
4.	Support and remain actively involved in the implementation of commuter rail service between Colfax and Davis, as well as other regional linkages.	-Transit Funding and Interagency Coordination
5.	Consider the transit needs of senior, disabled, minority, low-income, and transit dependent persons when making decisions regarding transit service.	-Short-Range Transit Plan -Long-Range Transit Plan -Transit Funding and Interagency Coordination

D. IMPLEMENTATION MEASURES

1. Short-Range Transit Plan

(Ongoing)

The City should continue to update its Short-Range Transit Plan every three years. The Short-Range Transit Plan is required by state and federal law as a condition for the receipt of funding under the State Transportation Development Act (TDA) and Federal Transportation Act (FTA). This Plan addresses existing and short-range (seven years) transit needs for the City and includes a capital improvement and financing plan. *(Policies 1 and 5)*

2. Long-Range Transit Master Plan

(Ongoing)

The City should continue to update its Long-Range Transit Master Plan every five years or whenever significant modifications to the current General Plan land use allocation occur. The next update is scheduled for 2005-2006. The plan shall include the following:

- Evaluation of Roseville's existing transit capital and services and development of long-range solutions.
- An analysis of transit demand based upon expected growth and demographics.
- Definition of potential transit corridors, opportunities for transit service, and identification of linkages to other transit providers, including rail service.
- Estimation of the potential benefits of improved transit services including impacts on the City's LOS standard.
- Evaluation of the cost effectiveness of transit service improvements and forecasts of available funding.
- An analysis of service, capital, financial, institutional and management alternatives to provide improved services and revenues.
- Investigation of a range of travel modes and transportation system management/ travel demand management (TSM/TDM) relationships.

- Consideration of the transit needs of all segments of the community.
(Policies 1 and 5)

3. Transit Funding and Interagency Coordination

(Ongoing)

Prepare an annual monitoring report outlining the status of transit funding efforts through the Public Works Department. This report shall be presented for review by the Transportation Commission and City Council

In conjunction with the planned update to the City's Roadway Cost Shares (traffic impact fees), explore the development and implementation of a transit impact fee. Pursue all available sources of funding for existing and expanded transit services including federal (i.e., FTA), state (i.e., TDA and Proposition 108 and 116 funds) and local (i.e., potential assessment districts).

As the City expands its transit services, it should continue to meet the state requirements for Transportation Development Act (TDA) funding. This includes provision of parallel paratransit services with equal or greater hours of operation and maintenance of the mandated fare box recovery ratio. The City should review paratransit needs annually.

Work with Sacramento Regional Transit (RT) to obtain adequate funding for the extension of light rail transit to Roseville at the earliest possible date.

Work with the Placer County Transportation Planning Agency (PCTPA) to obtain funding for commuter and intercity rail services between Colfax and Davis. In addition, work with Placer County Transit, Sacramento Regional Transit, and other transit providers in the area to coordinate transit routes, schedules and fares, and to facilitate transit patronage. *(Policies 1, 2, 3, 4, and 5)*

4. Specific Plans

(Ongoing)

Ensure that Specific Plans are consistent with the goals and policies of the transit component. All future specific plans shall include a transit component and analysis that identifies

TRANSPORTATION SYSTEMS MANAGEMENT (TSM)

A. SETTING

Significant increases in residential construction, development and employment opportunities are anticipated in the South Placer region, including the City of Roseville, over the next decade. In an effort to mitigate the negative aspects of increased traffic due to this growth, the City of Roseville has revised its Rideshare Ordinance enacted in 1983. The Transportation Systems Management (TSM) ordinance is the result. In 1994 the City adopted Ordinance #3335 amending Chapter 11.33 and Section 2.24.030 of the Roseville Municipal Code relating to Transportation System Management.

Transportation Systems Management (TSM) is a recognized strategy to promote more efficient use of streets, highways, parking facilities, public transit and bikeways. TSM incorporates the use of services such as public transit, in-house carpool matching and Caltrans Sacramento Rideshare; subsidies such as employer subsidized transit passes or employer subsidized vanpools; facilities such as secure bike parking, preferential carpool and vanpool parking, and/or showers and lockers; and actions such as a written TSM plan, implementation of the plan, and subsequent monitoring.

Roseville's TSM ordinance ensures that developers, property owners, and employers will share in the mitigation of impacts of increased growth by developing, implementing, and monitoring a Transportation Systems Management (TSM) plan intended to:

- A. Reduce total vehicle emissions and in the City of Roseville by reducing the number of vehicle trips that might otherwise be generated by home-to-work commuting.
- B. Reduce peak hour traffic circulation in the City of Roseville by reducing both the number of vehicular trips and vehicular miles traveled that might otherwise be generated by peak hour home-to-work commuting by a minimum of twenty percent (20%).

- C. Increase the efficiency of the existing transportation network and contribute to achieving the Level of Service (LOS) C goal at existing intersections in the City of Roseville.
- D. Cooperate and coordinate with other cities, counties, communities and regional agencies in these endeavors.
- E. Develop a program that secures the participation of local developers, businesses, institutions and public and private agencies to fulfill the purposes expressed herein.

B. OUTLOOK

The City of Roseville has been at the forefront in Placer County in developing TSM ordinances. The current ordinance provides developers, property owners and/or employers with flexibility in meeting its goals, and it has monitoring and enforcement measures. The TSM ordinance has the proper elements to help reduce single-occupant automobile travel within the City.

There are several reasons why the level of trip reduction achieved by the City's TSM ordinance is important. One, of course, is the need to achieve its roadway level of service standard. Another relates to the requirements of the California Clean Air Act (CCAA). That act, in an effort to expedite needed emissions reductions, requires that locations classified as non-attainment areas (such as Placer County) develop and implement Transportation Control Measures (TCMs) that will substantially reduce the rate of increase in vehicle miles of travel (VMT) and total vehicle trips.

Placer County is designated as a non-attainment area because ozone levels exceed the standards of the Federal Clean Air Act Amendment and the California Clean Air Act (CCAA).

The Placer County Air Pollution Control District (APCD), in cooperation with the Sacramento Area Council of Governments (SACOG), has

identified the following TCMs as (1) being of specific value to the County's efforts to attain compliance with the Federal and State air quality standards and (2) considered to be workable and feasible at this time in Placer County, given the County's population distribution, annual VMT, and emission reduction needs:

- Area wide carpool/ vanpool matching assistance
- City or county trip reduction ordinances
- Employer-sponsored car/ van/ buspool programs
- Staggered work schedules, flexible work hours, compressed work week
- Suburban park and ride lots
- Provision of bikeway and bicycling support facilities
- Public awareness campaign

These measures are described in detail in the "Placer County 1994 Air Quality Attainment Plan". Roseville's TSM ordinance is a key step in meeting the requirements of the California Clean Air Act. Its overall results should be evaluated periodically (i.e., every 2 to 3 years). The General Plan Air Quality Element also contains policies and implementation measures related to TSM measures.

Finally, Roseville TSM ordinance is important because all local jurisdictions in Placer County will be required to adopt "trip reduction ordinances" (TRDs) as a requirement of the Placer County Congestion Management Program (CMP). The City's TSM ordinance will be reviewed by the Placer County Transportation Commission to determine if it meets the intent of the CMP regarding trip reduction. Since the TSM ordinance contains the proper elements, including monitoring and enforcement, it should meet the CMP guidelines.

C. GOALS AND POLICIES

GOALS: TRANSPORTATION SYSTEMS MANAGEMENT

Goal 1 Reduce travel demand on the City's roadway system.

Goal 2 Reduce total vehicle emissions in the City of Roseville and the South Placer County region.

Policies:	Transportation Systems Management	<i>Implementation Measures</i>
1.	Continue to enforce the City's TSM ordinance and monitor its effectiveness.	- <i>Transportation Systems Management Ordinance</i> - <i>Specific Plans</i> - <i>Development Review Process</i>
2.	Work with appropriate agencies to develop measures to reduce vehicular travel demand and vehicle miles traveled and meet air quality goals.	- <i>Interagency Coordination</i>

D. IMPLEMENTATION MEASURES

1. Transportation Systems Management Ordinance

(Ongoing)

Assess, on an annual basis, the effectiveness of the City's TSM ordinance in reducing vehicle trips, reducing vehicle miles traveled, and in making street, parking facilities, public transit and bikeways more effective. If the trip reduction goals are not being achieved, the TSM ordinance should be revised so that measures are taken to achieve stated goals. *(Policy 1)*

2. Specific Plans

(Ongoing)

Ensure that specific plans are consistent with the standards of the Circulation Element and the TSM Ordinance. Development agreements may be utilized to secure TSM provisions. *(Policy 1)*

3. Development Review Process

(Ongoing)

Refer all development proposals to the Public Works Department for review and comment. Development proposals shall be required to ensure compliance with the required actions and measures in the City's TSM ordinance. *(Policy 1)*

4. Interagency Coordination

(Ongoing)

Work with the Placer County Transportation Planning Agency (PCTPA) and the Placer County Air Pollution Control District to develop and implement traffic control measures (TCMs) that meet the goals and standards of the Placer County Congestion Management Program (CMP), the Placer County Air Quality Attainment Plan, and the Air Quality Element of the General Plan. *(Policy 2)*

D. IMPLEMENTATION MEASURES

The implementation measures for the Roseville General Plan Circulation Element are organized into three categories: Policy, Program, and Project. The Policy measures are the most general and provide the overall framework for the implementation of the Circulation Element. The Program measures are more specific and provide the framework for the implementation of the Policy measures. The Project measures are the most specific and provide the framework for the implementation of the Program measures.

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BIKEWAYS/TRAILS

A. SETTING

In a society increasingly concerned with energy, environment, quality of life and health, the bicycle provides a mode of transportation with many beneficial qualities. Traditionally viewed in our affluent society as a purely recreational transport mode, the bicycle can serve other purposes effectively if a transportation infrastructure exists that is both safe and convenient for the bicyclist.

Likewise, walking is an important mode of recreation and transportation that, together with biking and transit, is a key component in meeting the overall goals of the Circulation Element. Walking is important since not all people are able to drive cars or ride bikes. Pedestrians and bicyclists frequently use the same system of off-road facilities. Safe, convenient and adequate facilities are essential to accommodate and encourage walking and bicycle riding.

While bicyclists may legally share all but the highest classes of roadways with motor vehicles, the safety disadvantages of the bicycle tend to inhibit use. Reservation of space for bicyclists on shared facilities or the provision of separate facilities encourages bicycling. Bikeways are defined as specific routes and classes that meet minimum design standards. Roseville generally follows Caltrans' design standards for the following classes of bikeways:

- **Class I Bike Paths** that provide a completely separated right-of-way designated for the exclusive use of bicycles and pedestrians with crossflows by motorists minimized. Class I paths often follow natural amenities such as creeks, drainage, or utility line easements, and are typically used by recreational riders.
- **Class II Bike Lanes** that provide a restricted right-of-way designated for the exclusive or semi-exclusive use of bicycles with through travel by motor vehicles or pedestrians prohibited, but with vehicle parking and crossflows by pedestrians and motorists permitted. Class II lanes are generally

developed within the right-of-way of collector streets and arterials.

- **Class III Bike Routes** that provide a right-of-way designated by signs or permanent markings and shared with motorists. Class III routes are generally located on local streets within residential neighborhoods.

Roseville also has an additional classification for bikeways:

- **Class IA Bike Paths** are paths that have been developed as parallel widened (8'-12') sidewalk routes along major roadways and are separated from the roadway by a landscape strip. Caltrans does not consider sidewalk facilities to be Class I facilities and does not recommend that they be signed as bike routes. However, the Class IA facilities are still desirable for bicyclists of lower skill levels, such as children, as well as others who are hesitant to utilize on-street routes.

The City continues to develop Class I bike paths in open space/recreational/creek corridors and Class II bike lanes on collector streets and arterials. Class III routes continue to develop along local streets.

Figure III-6 shows the existing bikeways within the Roseville City limits by facility class. It shows that bikeway connections are currently limited in the City, especially in the older infill areas. Most of the existing bikeways are located in recently developed areas since bikeways were included in the City's nine specific plans. Figure III-7 shows Roseville's planned bikeway system, which includes the existing bikeway system. It also shows existing and proposed regional connections.

B. OUTLOOK

The popularity of the bicycle has grown and will certainly increase in the City of Roseville for both recreational and transportation/commuter uses. This growth in popularity is due to many factors: social and economic as well as new City and regional requirements.

There is renewed interest in physical fitness and better health among a large portion of the population that has fueled the popularity of the bicycle. Bicycling is also a "clean" form of transportation that appeals to a large and growing part of the population. In addition, the bicycle is gradually proving itself in many communities to be a viable alternative to automotive transportation. The current and projected growth of the City and the rest of South Placer County will necessitate the development of safe and efficient facilities to handle current and long-range increases in bicycle usage.

Demand for safe and convenient routes for recreational and transportation-related bicycling is growing. The City's Bicycle Master Plan provides a prioritized list of bike routes and paths to systematically expand and improve Roseville's bikeway system. The Plan ultimately provides a blueprint for a bikeway system that will make bicycling safer, more convenient, and enjoyable for all bicyclists.

One of the greatest challenges in accomplishing the goals and objectives identified in the Bicycle Master Plan is obtaining adequate funding, particularly for projects in the City's infill area. While federal, state and local funding sources are available for bikeways and related facilities, most grant sources require matching funds and the grant application process can be highly competitive. In addition to aggressively pursuing existing sources of funding, such as grants, the City needs to develop innovative new sources of funding.

The success of the bikeway/trails component is predicated on implementation. Implementation is possible through the development of policies that will ensure that the goals for bicycle transportation can be achieved. The most important policy will be a commitment by the City to implement the Bicycle Master Plan.

ROSEVILLE 2020

Planned Bikeway System

Planned Bikeways

-  Class I Bicycle Path
 Class II Bicycle Lane
 Class III Bicycle Route



C. GOALS AND POLICIES

GOAL: BIKEWAYS/TRAILS

Goal 1 Provide a safe, comprehensive and integrated bikeway and trail system that encourages the use of bikes and walking for commuting, recreational and other trips.

Policies:	Bikeway/Trails	Implementation Measures
1.	Develop a comprehensive and safe system of recreational and commuter bicycle routes and trails that provides connections between the City's major employment and housing areas and between its existing and planned bikeways.	-Bicycle Master Plan -Development Review Process -Specific Plans
2.	Coordinate Roseville's bikeway and trail system with those of neighboring jurisdictions to provide both local and regional connections.	-Interagency Coordination -Bicycle Master Plan
3.	Pursue available sources of funding for bikeways and trails.	-Trail Funding

D. IMPLEMENTATION MEASURES

1. Bicycle Master Plan

(Ongoing)

Actively implement the Bicycle Master Plan that meets State standards and addresses recreation needs, inter-connectivity, implementation, funding, maintenance, environment, and safety. The Bicycle Master Plan provides a prioritized list of bikeway projects, improvements, and programs that will result in a comprehensive, interconnected bikeway system.

An annual report should be prepared which includes the status of bikeway and trails implementation, status of funding sources and projected need, and an analysis of the need to update or modify the Bicycle Master Plan. *(Policy 1)*

2. Development Review Process

(Ongoing)

Refer all development proposals to the Public Works and Parks and Recreation Departments as appropriate for review and comment. Include bikeway and trail components integrated with and incorporating the same elements as the Bicycle Master Plan in both private development proposals and public projects. *(Policy 1)*

3. Specific Plans

(Ongoing)

Ensure that all specific plans are consistent with the provisions of the Bikeway/Trails component. Update the Bicycle Master Plan upon adoption of future specific plans to reflect approved trails provisions. Development agreements may be utilized to secure trail funding and sequencing provisions. *(Policy 1)*

4. Interagency Coordination

(Ongoing)

Work with neighboring jurisdictions to integrate the City's bikeway, pedestrian and equestrian trail system with the rest of the region. Strive to provide connections to bikeways identified in the Placer County Bikeway Master Plan and the 2010 Sacramento County Bikeway Master Plan,

as well as the planned bikeways in other City and community plans. The City should also coordinate the interconnection of bicycle, pedestrian, and equestrian trails to adjoining regional recreational attractions (e.g., Folsom Lake, Sacramento). *(Policy 2)*

5. Trail Funding

(Ongoing)

Identify and pursue funding sources for bikeways and trails. These shall include State, Federal and local sources. Local sources may include, but are not limited to, General Fund, fees, assessment districts, and developer contributions. *(Policy 3)*

IV. AIR QUALITY ELEMENT



2020

AIR QUALITY

Roseville currently suffers from poor air quality caused by locally-generated and imported air pollutants that combine with unfavorable topographic and meteorological conditions. These local environmental conditions are exacerbated by Roseville's location adjacent to and downwind of the Sacramento metropolitan area.

To protect the well being of its citizens, the City of Roseville recognizes the importance of establishing goals and policies to improve air quality. As a result, the City has elected to include the Air Quality Element as an optional element to the General Plan. The Air Quality Element is a focus for General Plan air quality policy, integrating related land use, transportation and circulation, transit, safety, and energy issues. The Air Quality Element's policies and programs are intended to improve air quality and encourage cooperation between the jurisdictions involved in regional air quality improvement efforts.

It is the overall goal of the Air Quality Element to protect the health and welfare of the community by promoting development that is compatible with air quality standards.

A. SETTING

The California and Federal Clean Air Acts establish air quality standards for several pollutants and require jurisdictions for areas that

violate these standards to prepare and implement plans to achieve the standards by certain deadlines. Table IV-1 summarizes Placer County and the Roseville area's state and federal attainment status with regard to the criteria pollutants. The Roseville area is a non-attainment area for the state and federal ozone standards and for the state standards relating to particulate matter smaller than or equal to 10 microns in diameter (PM₁₀). The portion of the Sacramento Valley Air Basin that includes Roseville (as shown on Figure IV-1) is designated as an attainment area for CO (Carbon Monoxide). The Mountain Counties Air Basin remains unclassified.

Given their status in relation to state and federal standards, PM₁₀, CO and ozone are the primary focus of air quality efforts in the region.

Each of the three primary pollutants is described below:

- **PM₁₀** - Health concerns associated with suspended particles focus on those particles small enough to reach the lungs when inhaled. Few particles larger than 10 microns in diameter reach the lungs. The primary sources of PM₁₀ are road dust and construction/demolition activities.
- **CO** - CO levels are a public health concern because CO combines readily with hemoglobin and thus reduces the amount of oxygen transported into the blood stream.

CO is primarily a winter pollution problem. Motor vehicle emissions are the dominant source of CO in most areas. As a directly-emitted pollutant, transport away from the emission source is accompanied by dispersion and reduced pollution concentrations. Consequently, CO problems are usually located near congested intersections, often the result of a combination of high traffic volumes and traffic congestion.

- **Ozone** - Ozone is a public health concern because it is a respiratory irritant that increases human susceptibility to respiratory infections. Ozone, the main component of photochemical smog, is primarily a summer and fall pollution problem. Ozone is not emitted directly into the air but is formed through a complex series of chemical reactions including other compounds that are directly emitted. These directly-emitted pollutants (also known as ozone precursors) include reactive organic gases (ROG) and nitrogen oxide (NO_x). The period required for ozone formation allows the reacting compounds to be spread over a large area, producing a regional pollution problem. Ozone problems are the cumulative result of regional development patterns rather than the result of a few significant emission sources.

Roseville is located in the Sacramento Valley air basin portion of Placer County (Figure IV-1). Given its location, climate, topography and prevailing winds, the area receives a considerable amount of pollutants generated elsewhere in the Sacramento metropolitan area.

According to the California Clean Air Act of 1988, the Placer County Air Pollution Control District (PCAPCD) has primary responsibility for improving air quality throughout Placer County. The California Clean Air Act requires that the PCAPCD prepare an air quality attainment plan and update it every three years. The PCAPCD's 1994 Air Quality Attainment Plan contains several strategies for bringing all of Placer County, including Roseville, into compliance with the California ambient ozone standards. These include strategies to reduce emissions from both stationary and mobile sources.

The 1994 Air Quality Attainment Plan contains measures to improve air quality and recognizes

the need for cooperation from all jurisdictions within the county. One area in which the PCAPCD seeks cooperation from cities is in updating general plans. When cities update their general plans, the PCAPCD requests that they include specific air quality element language (described in the 1994 Air Quality Attainment Plan).

Roseville's Air Quality Element contains the goals, policies, and implementation measures described in the PCAPCD 1994 Air Quality Attainment Plan. Additional language has been added to the element to address other issues important to the citizens of Roseville.

B. OUTLOOK

A large percentage of Placer County emissions result from automobile use. Based on information generated by Placer County, the county's population and number of daily vehicle miles traveled are expected to increase by 82% overall between 1987 and 2010. It is projected that the percentage increment of pollutants resulting from automobile use will decrease over time, while the percentage attributable to other mobile and stationary sources will increase. This can partially be attributed to improved automobile emission standards. Emission trends for reactive organic gases (ROG) and oxides of nitrogen (NO_x), the two primary contributors to high ozone concentrations and the formation of photochemical smog, are expected to drop slightly between 1987 and 1994 and then slowly increase through 2010. (Figures IV-2 and IV-3).

The projected ROG and NO_x emission controls described in the PCAPCD's 1994 Air Quality Attainment Plan are not sufficient to meet the air quality attainment standards in Placer County. No single control or strategy will solve the problem. A series of aggressive, widespread steps must be taken to reduce emissions of both stationary and motor vehicle emissions. The goals, policies, and implementation measures included in Roseville's Air Quality Element represent an important step that, in coordination with PCAPCD efforts, will contribute to a cleaner, healthier environment for the citizens of Roseville.

TABLE IV-1
CRITERIA POLLUTANT ATTAINMENT STATUS
FOR THE CITY OF ROSEVILLE

	Ambient Standards	
Pollutant	California	Federal
Ozone	Non-attainment	Severe Non-attainment
Carbon monoxide	Unclassified	Unclassified/Attainment*
Nitrogen Dioxide	Attainment	Unclassified
Sulfur Dioxide	Attainment	Attainment
PM ₁₀	Non-attainment	Unclassifiable/Attainment

* The Sacramento Valley Air Basin portion of Placer County, which includes Roseville (as shown on Figure IV-1), is designated as an attainment area for Carbon monoxide (CO). The Mountain Counties Air Basin remains unclassified.

Note: Unclassified designations indicate that sufficient monitoring data are unavailable. Unclassified areas are generally treated as attainment areas.

Source: California Air Resources Board 1989a.



Not to Scale



ROSEVILLE 2020

Placer County Air Basins



FIG. IV-1

Figure IV-2
**Sources of Placer County
 Ozone Precursor Reactive Organic Gasses (ROG)**

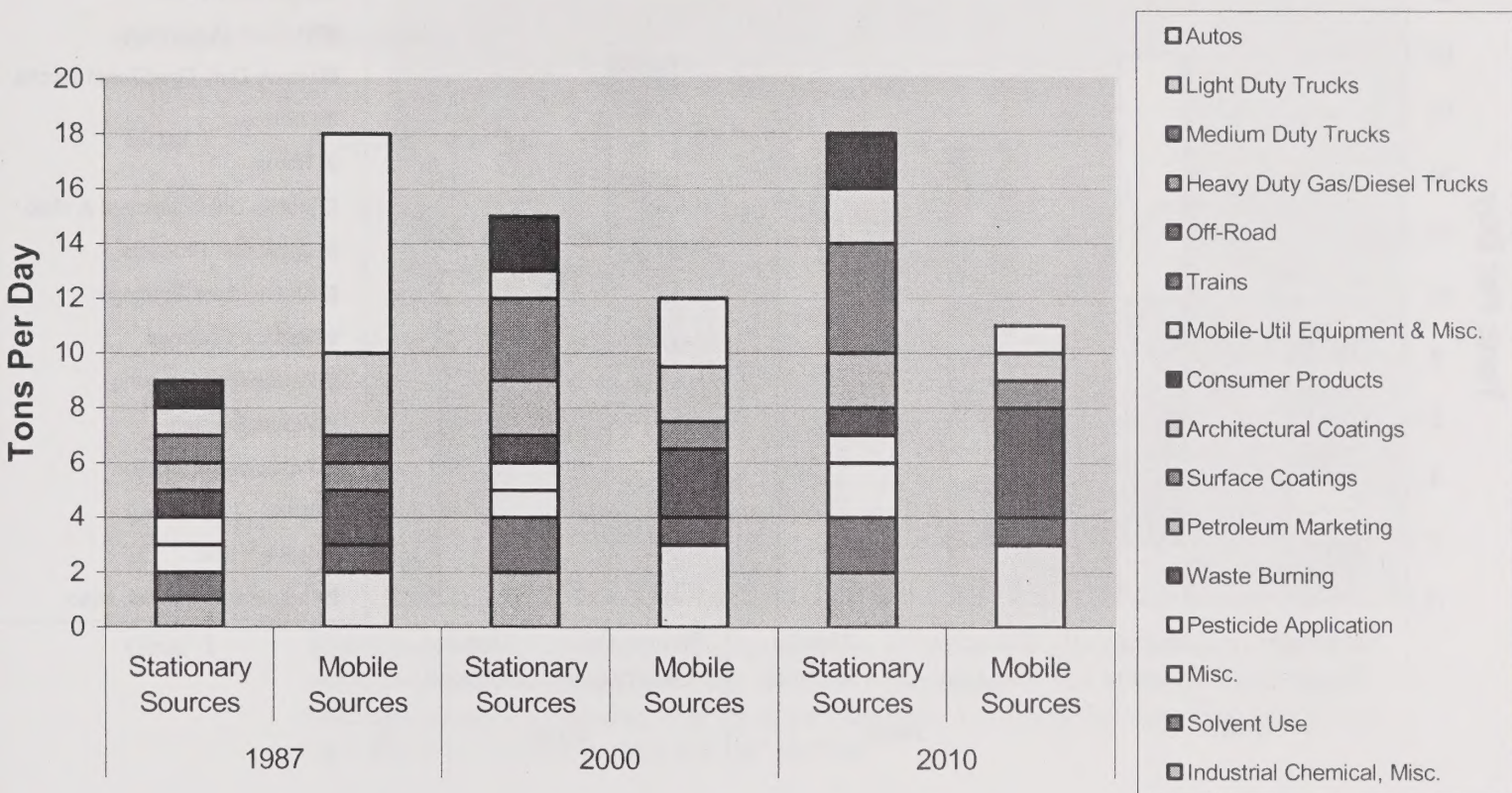
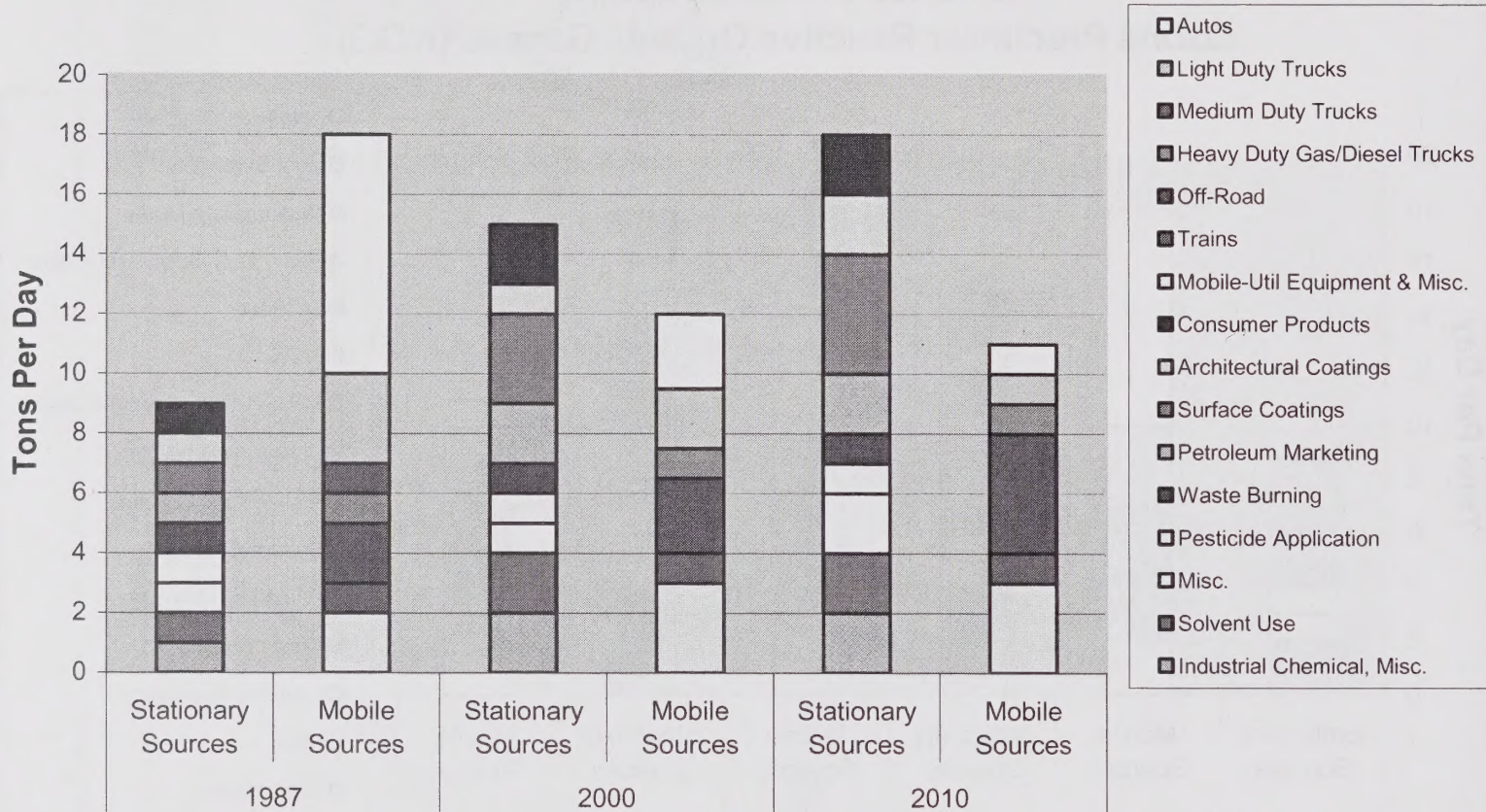


Figure IV-3
Sources of Ozone Precursor Oxides of Nitrogen (NOx)



C. GOALS AND POLICIES

GOALS: AIR QUALITY

Goal 1 Improve Roseville's air quality by:

- a) Achieving and maintaining ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board; and,
- b) Minimizing public exposure to toxic or hazardous air pollutants and air pollutants that create a public nuisance through irritation to the senses (such as unpleasant odors).

Goal 2 Integrate air quality planning with the land use and transportation planning process.

Goal 3 Encourage the coordination and integration of all forms of public transport while reducing motor vehicle emissions through a decrease in the average daily trips and vehicle miles traveled and by increasing the commute vehicle occupancy rate by 50% to 1.5 or more persons per vehicle.

Goal 4 Increase the capacity of the transportation system, including the roadway system and alternate modes of transportation.

Goal 5 Provide adequate pedestrian and bikeway facilities for present and future transportation needs.

Goal 6 Promote a well-designed and efficient light rail and transit system.

Goal 7 While recognizing that the automobile is the primary form of transportation, the City of Roseville should make a commitment to shift from the automobile to other modes of transportation.

Policies:	Air Quality - General	Implementation Measures
1.	Cooperate with other agencies to develop a consistent and effective approach to air pollution planning	- <i>Interagency Coordination</i> - <i>Development Review Process</i> - <i>Transportation System Management (TSM) Ordinance</i>
2.	Work with the Placer County Air Pollution Control District to monitor air pollutants of concern on a continuous basis.	- <i>Interagency Coordination</i> - <i>Air Quality Funding</i>
3.	Develop consistent and accurate procedures for evaluating the air quality impacts of new projects.	- <i>Interagency Coordination</i> - <i>Development Review Process</i>
4.	As part of the development review process, develop mitigation measures to minimize stationary and area source emissions.	- <i>Mitigation Strategies: Area and Stationary Sources</i>
Policies:	Air Quality - Transportation - and Circulation – Related	Implementation Measures
5.	Develop transportation systems that minimize vehicle delay and air pollution.	- <i>Mitigation Strategies: Motor Vehicles</i>
6.	Develop consistent and accurate procedures for mitigating transportation emissions from new and existing projects.	- <i>TSM Ordinance</i> - <i>Air Quality Funding</i> - <i>Mitigation Strategies: Motor Vehicles</i>
7.	Encourage alternative modes of transportation including pedestrian, bicycle, and transit usage.	- <i>Mitigation Strategies: Motor Vehicle Alternatives</i>

Policies: Air Quality - Land Use-Related		Implementation Measures
8.	Separate air pollution-sensitive land uses from sources of air pollution.	- <i>Mitigation Strategies: Land Use</i>
9.	Encourage land use policies that maintain and improve air quality.	- <i>Interagency Coordination</i> - <i>Mitigation Strategies: Land Use</i>

Policies: Air Quality - Energy Conservation-Related		Implementation Measures
10.	Conserve energy and reduce air emissions by encouraging energy efficient building designs and transportation systems.	- <i>Development Review Process</i> - <i>Mitigation Strategies: Area and Stationary Sources</i> - <i>Mitigation Strategies: Motor Vehicles</i> - <i>Mitigation Strategies: Motor Vehicle Alternatives</i> - <i>Mitigation Strategies: Land Use</i>

Policies: Air Quality - Hazardous Materials-Related		Implementation Measures
11.	Protect City residents from the risks involved in the transport, distribution, storage, use, and disposal of hazardous materials.	- <i>Interagency Coordination</i> - <i>Development Review Process</i> - <i>Hazardous Materials Regulation</i>

D. IMPLEMENTATION MEASURES

1. Interagency Coordination *(Ongoing)*

Coordinate with other local and regional jurisdictions, including the PCAPCD and the California Air Resources Board (ARB), in the development of regional and county clean air plans and incorporate the relevant provisions of those plans into City planning and project review procedures. Also cooperate with the PCAPCD and ARB in:

- Enforcing the provisions of the California and Federal Clean Air Acts, state and regional policies, and established standards for air quality.
- Establishing a monitoring station to accurately determine the status of carbon monoxide, ozone, nitrogen dioxide, and hydrocarbon concentrations.
- Developing and implementing clean fuel regulations for vehicle fleets.
- Developing consistent procedures for evaluating project-specific and cumulative air quality impacts of projects.

Submit development proposals to the PCAPCD for review and comment in compliance with CEQA prior to consideration by the appropriate decision-making body.

Cooperate with Placer County in the identification of hazardous material users (both large and small-scale users) and the development of an inspection process and hazardous materials management plan.
(Policies 1, 2, 3, 9 and 11)

2. Development Review Process *(Ongoing)*

Notify and solicit comments from local and regional agencies of proposed projects that may affect regional air quality. The comments of the responding agencies will be considered during the review of the projects. The City will encourage project applicants to consult early in the planning process with Planning Department staff regarding the applicability of county-wide

indirect and area wide source permit program and TCM programs. Project review should also address energy efficient building and site designs, as well as the proper storage, use, and disposal of hazardous materials.

Include identification of potential air quality impact and designation of design and other appropriate mitigation measures or offset fees to reduce impacts in the environmental review of a project. The City will dedicate staff to work with project proponents and other agencies in identifying, ensuring the implementation of, and monitoring the success of mitigation measures.
(Policies 1, 3, 10 and 11)

3. Transportation Systems Management Ordinance *(Existing)*

Continue to refine, improve, and enforce the Roseville TSM ordinance and coordinate the existing TSM program with programs developed by other agencies, including the Sacramento Area Council of Governments and the PCAPCD.
(Policies 1 and 6)

4. Air Quality Funding *(Proposed)*

Explore alternative financing mechanisms for local air quality improvement programs, such as the establishment of a mitigation fee, bonds, or assessment districts, and examine whether grants are available to establish an air quality monitoring program. In addition, develop a methodology providing project proponent funding of roadway improvements that equitably shares the costs of those improvements. Similar mechanisms should be explored for other types of transportation improvements.
(Policies 2 and 6)

5. Mitigation Strategies - Area and Stationary Sources *(Proposed)*

Require area and stationary source projects that generate significant amounts of air pollutants to incorporate air quality mitigation in their design, including:

- The use of best available control technology for stationary industrial sources;
- The use of EPA-certified wood stoves in new residential units;
- The use of new and replacement fuel storage tanks at refueling stations that are clean fuel compatible, if technically and economically feasible;
- The promotion of energy efficient designs, including provisions for solar access, building siting to maximize natural heating and cooling, and landscaping to aid passive cooling and to protect from winter winds (see also Water and Energy Conservation Component of the Public Facilities Element). (*Policies 4 and 10*)

6. Mitigation Strategies - Motor Vehicles

(Proposed)

Develop mitigation strategies to reduce air emissions from motor vehicles. These strategies, which may consist of improvements and refinements to the transportation and circulation infrastructure, may include:

- Maintaining acceptable levels of service as specified in the Circulation Element;
- Minimizing the number of intersections along major arterials;
- Requiring traffic counter loops and traffic management hardware at major garage entrances, driveways, new intersections, and other appropriate locations;
- Synchronizing traffic signals on arterial streets to the extent possible to facilitate the flow of traffic and minimize stops or delays;
- Considering high occupancy vehicle lanes in street and highway widening and new construction projects for arterials and wider rights-of-way;
- Filling gaps or missing links in infrastructure systems (i.e., bike/pedestrian trails, bridge crossings, railroad crossings, street extensions) prior to the construction and occupancy of residential developments utilizing that infrastructure.

Develop strategies to minimize the number and length of vehicle trips, which may include:

- Promoting commercial/industrial project proponent sponsorship of van pools or club buses;
- Encouraging commercial/industrial project day care and employee services at the employment site;
- Encouraging the provision of transit, especially for employment-intensive uses of 200 or more employees;
- Providing subscription bus service to major trip generators or events;
- Discouraging single-occupant vehicle trips through parking supply and pricing controls or other measures identified by the PCAPCD;
- Providing incentives for the use of transportation alternatives;
- Providing expansion and improvement of public transportation services and facilities;
- Encouraging public transit use and the formation of car pools in new areas by requiring bus turnouts, bus shelters, and/or park-and-ride lots;
- Locating public facilities in areas easily served by public transportation;
- Requiring that large developments (e.g., specific plans, large commercial or residential uses) dedicate land for use as park-and-ride lots if suitably located, or requiring large developments to provide park-and-ride spaces if located adjacent to regional transit facilities. (*Policies 5, 6 and 10*)

7. Mitigation Strategies - Motor Vehicle Alternatives

(Proposed)

Encourage transportation alternatives to motor vehicles by developing infrastructure amenable to such alternatives by doing the following:

- Implement the Bicycle Master Plan and Long-Range Transit Plan as specified in the Circulation Element;

- Consider right-of-way requirements for bike usage in the planning of new arterial and collector streets and in street improvement projects;
- Require that new development be designed to promote pedestrian and bicycle access and circulation;
- Provide safe and secure bicycle parking facilities at major activity centers, such as public facilities, employment sites, and shopping and office centers;
- Provide convenient and safe pedestrian and bike movement through the large parking areas that surround large retail and office centers;
- Provide safe pathways that link residential areas to schools, parks, services, and employment areas and transit facilities;
- Promote project design that encourages pedestrian and cyclist use, including grade separated crossing at major arterials, clear and safe connections between projects and uses;
- Install sidewalks in residential and commercial developments with protective curbing and adequate lighting and pedestrian amenities. (*Policies 7 and 10*)

8. Mitigation Strategies - Land Use

(Ongoing)

Encourage land use development to be located and designed to conserve air quality and minimize direct and indirect emissions of air contaminants by doing the following:

- Locate air pollution point sources, such as manufacturing and extracting facilities, in areas designated for industrial development and separated from residential areas and sensitive receptors (e.g., homes, schools, and hospitals);
- Establish buffer zones (e.g., setbacks, landscaping) within residential and other sensitive receptor site plans to separate those uses from freeways, arterials, hazardous material locations and other sources of air pollution or odor;
- Consider the jobs/housing relationship (i.e., the proximity of industrial and commercial

uses to major residential areas) when making land use decisions;

- Provide for the location of ancillary employee services (including, but not limited to, child care, restaurants, banks, and convenience markets) at major employment centers to reduce midday vehicle trips;
- Provide for mixed-use development through land use and zoning to reduce the length and frequency of vehicle trips;
- Consider increased intensity of development along existing and proposed transit corridors (see the Long-Range Transit Plan described in the Circulation Element);
- Accommodate a portion of the projected population and economic growth of the City in areas having the potential for redevelopment or revitalization;
- Locate public facilities (libraries, parks, schools, community centers, etc.) with consideration of transit and other transportation opportunities;
- Preserve rights-of-way and station sites along future light rail extensions;
- Encourage small neighborhood-serving commercial uses within or adjacent to resident neighborhoods when such areas are aesthetically compatible with adjacent areas; do not create conflicts with neighborhoods schools, minimize traffic, noise, and lighting impacts; encourage and accommodate pedestrian and bicycle access; and, are occupied by commercial uses that have a neighborhood-scale market area rather than a community-wide market area;
- Encourage a development pattern that is contiguous with existing developed areas of the City. (*Policies 8, 9 and 10*)

9. Hazardous Materials Regulations

(Existing)

Regulate the use, storage and disposal of hazardous materials consistent with the provisions of state and federal regulations and the policies of the Safety Element. Emphasis will be given to minimizing public exposure to hazardous materials by requiring proper storage and disposal of such materials to prevent

leakage, explosions, fires or the escape of harmful gases. The City will maintain compatibility between hazardous materials users and surrounding land uses to insure public safety. (*Policy 11*)

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V. OPEN SPACE AND CONSERVATION ELEMENT



2020

OPEN SPACE AND CONSERVATION

Open Space System
Vegetation and Wildlife
Groundwater Recharge and Water Quality
Archaeological, Historic and Cultural Resources

State law requires each general plan to address open space and conservation issues including the preservation, management, and efficient use of open space and natural resources. The state has defined open space lands as being essentially unimproved and devoted to the preservation of natural resources, managed production of resources, outdoor recreation, and public health and safety. Conservation efforts are intended to focus on the wise management of natural and manufactured resources to assure their continued availability for use, appreciation, and enjoyment.

The City recognizes that open space land is limited and that valuable resources must be conserved wherever possible. For many in Roseville, the City's open space setting is a highly valued natural resource. Given the strong interrelationship between open space and conservation issues, the City of Roseville has chosen to combine discussion of these items into a single Open Space and Conservation Element.

Resources provide both tangible and intangible benefits. Oak woodlands and riparian areas, for example, provide benefits to the City not only in

the diversity of species they support, but also in their aesthetic appeal to City residents.

The challenge for Roseville is to balance the preservation of open space, and other tangible and intangible resources, with continued growth and development. In addition, natural resources will need to be managed in a manner that allows resident use and benefit, while ensuring the long-term value and availability of the resources.

The Open Space and Conservation Element provides goals and policies intended to ensure the current and future preservation, enhancement, and management of the natural resources in the City. The element includes the following components:

Open Space System defines the basic form, structure, and use of the City's open space system. Emphasis is placed on creating an interconnecting system of open space that balances natural preservation with human use. Included in the open space system are natural habitat, preserve areas, greenbelt, and park and recreation lands in both public and private ownership.

Vegetation and Wildlife identifies the primary components of the City's natural systems and defines their relationship to the open space network. The preservation and management of grasslands, oak woodlands, riparian areas, seasonal wetlands, and special-status species are discussed.

Groundwater Recharge and Water Quality focuses on protecting the quantity of groundwater and the quality of surface water resources

Archaeological, Historic and Cultural Resources identifies Roseville's heritage, providing direction for the preservation, enhancement, and management of historic sites and buildings.

The broad scope of issues addressed in the Open Space and Conservation Element overlap with other elements of the General Plan. Table V-1 reflects the relationship of open space and conservation issues to other General Plan elements. The Open Space and Conservation Element should be used in combination with the other elements to insure full implementation of all General Plan resource-related policies.

There are no prime farmlands or agricultural operations generating significant principle income in Roseville. Although a small area within the West Roseville Specific Plan contains prime farmland within a pistachio orchard. Areas within the western sphere of influence area contain farmland of local importance mainly used as grazing land. In addition, mineral resources, consisting of sand and gravel, are limited and no mineral extraction operations currently exist or are anticipated to exist in the City during the planning period. No policies relating to agricultural or mineral resources, therefore, have been included in the Open Space and Conservation Element. Should the City decide to expand in the future, policies relating to these issues may need to be considered.

Although the plan focuses on the current General Plan land use allocation and boundaries, it is intended that the goals, policies, and implementation measures contained herein will also apply should the City determine to increase its land use allocation or boundaries.

It is an overall goal of the Open Space and Conservation Element to preserve a comprehensive interconnecting system of open space, encompassing preservation and enhancement of natural habitat and significant resource areas, for the use, appreciation, and enjoyment of the community.

TABLE V-1

**OPEN SPACE AND CONSERVATION ISSUES
RELATIONSHIP TO GENERAL PLAN ELEMENTS**

Land Use	• Open Space Land Use Definitions
Air Quality	• Air Quality Conservation
Open Space & Conservation	• Open Space System • Vegetation & Wildlife • Groundwater Recharge & Water Quality • Archaeological, Historic & Cultural Resources
Parks & Recreation	• Parks & Recreation Definitions, Standards & Citing Criteria • Open Space Maintenance
Public Facilities	• Water & Energy Conservation • Source Reduction and Recycling
Safety	• Flood Control • Geologic and Seismic Safety

OPEN SPACE SYSTEM

A. SETTING

Open space provides both relief from urbanization and access to natural areas in and around the community. In addition, open space lands provide an opportunity for habitat preservation and enhancement. Roseville has numerous natural areas that serve open space functions. A majority of these focus on the oak and riparian environments along the City's creek systems.

Roseville's overall open space system consists of a variety of natural and man-made elements. At the present time there are approximately 2,088 acres of land in the City designated for open space use¹. A majority of this acreage consists of floodplains, wetland preserves, watershed areas, and associated woodlands. This total does not include traditional developed parks or golf courses.

The City's open space system includes 756 acres of wetland preserve areas that were created as on-site mitigation. The preserve areas are monitored and managed in accordance with the permit conditions of the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service.

The General Plan Land Use Element identifies two land use categories, Open Space and Parks & Recreation, to be applied to the various types of open space lands. These designations are generally reflected on Figure V-1, Open Space Areas. Definitions for the categories above can be found in the Land Use Designations, Definitions and Standards Component of the Land Use Element. The open space land use categories will be overlaid by corresponding zoning districts that will further define their uses and limitations.

Open space of all types, including natural and man-made, are to be preserved throughout the City. It is intended that these resources will be primary factors in defining the City's identity and character.

The City has assigned priority to the development of a comprehensive open space network, connecting public and private open space lands, and providing access to destinations throughout the City and surrounding areas. Although some of the designated open space resources may not be naturally contiguous, they bear a positive and direct relation to each other through the formation of connecting corridors. Providing linkages between these components allows for wildlife, pedestrian, and bicycle circulation as well as other potential passive recreation and educational opportunities. A regionally linked system also allows for connections to adjacent communities.

B. OUTLOOK

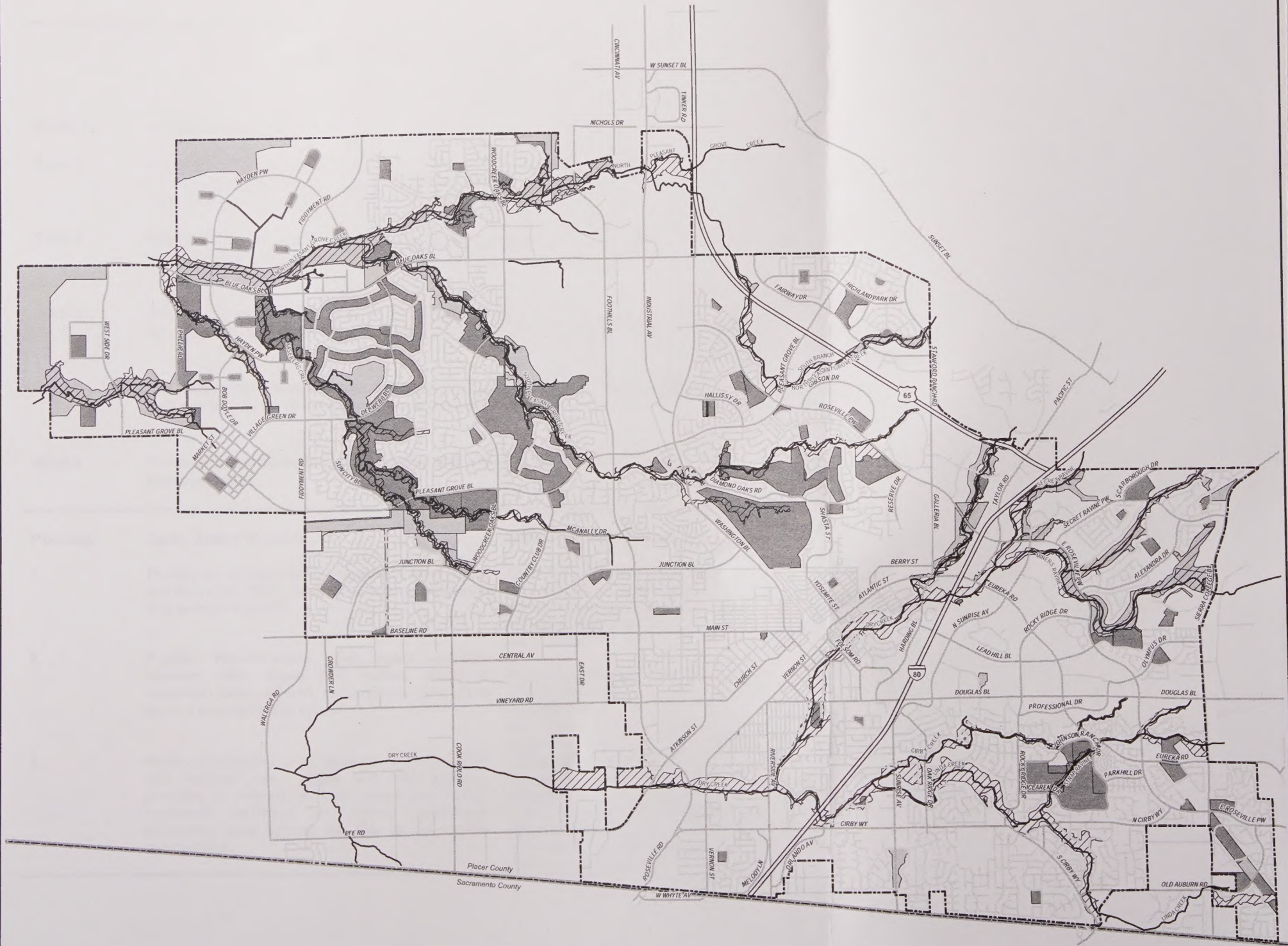
Preservations of open space and natural areas for habitat protection, as well as the enjoyment of Roseville citizens, is a basic goal of the Roseville General Plan. Current and planned development present a challenge to the City in achieving this goal. However, proper implementation of supporting programs, development standards and guidelines will help preserve and enhance designated open space and natural habitat areas and insure that such areas are properly considered and conserved when analyzing future development.

Should the City decide to expand beyond its current urban land use allocation, the exact boundaries and methods of preservation for open space resources would need to be determined consistent with the goals and policies of this element and the remainder of the General Plan.

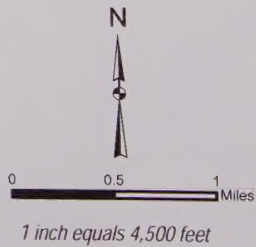
State and federal resource agencies have indicated a preference for large-scale off-site preservation for certain wetland habitats. In addition, future open space and resource preservation strategies may require close coordination with large-scale County open space preservation programs or state and federal Natural Communities Conservation Plan/Habitat Conservation Plan efforts. These issues will require close inter-agency coordination.

¹ Roseville Land Inventory, 2003

ROSEVILLE 2020
Open Space Areas



- Open Space
- Parks and Recreation
- 100 Year Floodway
- Creeks



C. GOALS AND POLICIES

GOALS: OPEN SPACE SYSTEM

- Goal 1** Establish a comprehensive system of public and private open space, including interconnected open space corridors that should include oak woodlands, riparian areas, grasslands, wetlands, and other open space resources.
- Goal 2** Utilize the open space system to connect neighborhoods and separate development areas within the City.
- Goal 3** Provide access to public open space areas through the establishment of a series of public linkages that will be adequately managed and protected.
- Goal 4** Integrate, where feasible, passive recreational and educational opportunities with the protection of wildlife and vegetation habitat areas.
- Goal 5** Consider alternatives to City ownership and management of open space preserve areas.

Policies:	Open Space System	Implementation Measures
1.	Provide an interconnecting system of open space corridors that, where feasible, incorporate bikeways and pedestrian paths.	Each of the following measures shall be utilized, as applicable, to implement all of the policies of the Open Space System Component:
2.	Provide interconnected open space corridors between open space and habitat resources, recreation areas, schools, employment, commercial service and residential areas.	-Land Use Designation -Zoning Ordinance -Specific Plans -Development Review Process -Resource Inventory
3.	Work with adjacent jurisdictions to connect the City with regional open space and trail systems, providing a network of open space and habitat resources, pathways and, where reasonable, equestrian trails through the City to link nearby communities.	-Preservation Mechanisms -Maintenance and Management Programs -Intergovernmental Coordination -Bicycle Master Plan -Community Design Guidelines -Parks and Recreation

4. **Require all new development to provide linkages to existing and planned open space systems. Where such access cannot be provided through the creation of open space connections, identify alternative linkages.**
 5. **Provide access to public open space resources except in those areas determined by the City to be sensitive to human presence.**
 6. **Take into account consideration of natural habitat areas in developing linkages and in preserving open space areas. Identify alternate sites for linkages where sensitive habitat areas have the potential to be adversely impacted.**
 7. **Maximize opportunities for preservation and maintenance of open space resources, including establishment of private open space areas. Consider coordination with non-profit organizations and investigate the potential for conservancy ownership and/or management of open space areas.**
 8. **Provide opportunities for public education through the City's public open space system, natural resource areas, and parks and recreation facilities.**
 9. **Where feasible, entryways into Roseville shall incorporate the preservation of natural resource areas, such as oak woodland, riparian and grassland areas as a way of defining the City's boundaries and identity.**
 10. **Consider the use of open space for the location of flood control facilities where such facilities allow compatible passive recreational use and resource preservation.**
-

D. IMPLEMENTATION MEASURES

Each of the following measures shall be utilized, as applicable, to implement all of the goals and policies of the Open Space System Component:

1. Land Use Designation *(Existing)*

Designate all areas identified for open space use and/or habitat preservation with the appropriate open space land use designation as defined in the Land Use Element.

2. Zoning Ordinance *(Existing)*

Continue to implement the Zoning Ordinance that includes open space land use and development regulations consistent with the goals and policies of the Open Space and Land Use Elements.

3. Specific Plans *(Ongoing)*

Ensure that new or revised specific plans are consistent with the goals and policies of the General Plan. The specific plans shall identify and designate open space resources including grasslands, woodlands, wetlands, riparian areas, floodplains, recreation areas and other open space and habitat resources. This will include areas of scenic or educational value.

Particular attention shall be given to comprehensive resource conservation efforts for the entire plan area. Specific plans shall create open space systems that insure the preservation of designated open space and habitat resources, create corridors between the resources, link various specific plan land uses and services, link the plan area with the remainder of the City, and accommodate regional open space, compatible flood control facilities, and trail systems. Corridors shall be designed to consider the convenient movement of wildlife and path users with minimal restrictions from roadways and other urban features. Specific Plans shall describe methods

of preservation, long-term maintenance, and provisions for management. Development agreements will be utilized to ensure preservation, maintenance, and management techniques including potential alternative ownership and management approaches involving non-profit land trusts or conservancy organizations

4. Development Review Process *(Ongoing)*

Refer any development proposal that has a direct or indirect impact on designated open space, significant habitat, preserve or drainage areas to the Community Development, Parks and Recreation and Public Works Departments, as applicable, for comment. In addition, where development proposals have a potential impact on resources identified as being within the jurisdiction of outside agencies, including the California Department of Fish and Game, California Water Quality Control Board, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, and U.S. Environmental Protection Agency, National Marine Fishery Service, refer such projects to the appropriate agencies. Consider the comments of the departments and agencies in the development review process.

The environmental review for projects shall include an inventory of the quantity and quality of resources, assessment of potential project impacts, identification of preservation techniques, and other mitigation and monitoring measures. Parcels shall not be created for urban purposes when significant natural resources would make such parcels undevelopable unless City approved mitigation programs are incorporated.

In addition to open space preservation, explore development alternatives and standards to minimize impacts on open space areas. Such techniques may include grading standards, limitation of development intensity, and cluster development. Development design should maximize the total open space frontage visually accessible to public view. Where appropriate, encourage native plants and landscaping that provide wildlife habitat. Address project linkages to local and regional open space networks through project review. Where appropriate, utilize development agreements to ensure open

space preservation, maintenance, and management techniques.

5. Resource Inventory

(Ongoing)

In conjunction with environmental review per CEQA, require that resource field surveys be submitted concurrent with development applications inventorying the type, quantity and quality of existing open space resources and conditions. This requirement may be waived if determined by the City that the proposed project area is already sufficiently surveyed, is within an adopted specific plan area, or contains resources considered less than significant. The completed surveys will be used in evaluation of individual projects as well as in the compilation of a comprehensive natural resource inventory for the City.

6. Preservation Mechanisms

(Ongoing)

Explore and utilize a variety of mechanisms to promote and ensure the preservations of designated open space resources. Such mechanisms may include, but are not limited to, dedication, fee-title purchase, donations, transfer or purchase of development rights, and credits against park dedication requirements. If it is determined by the City that an open space resource is not desired for public ownership, the City may designate the preservation of such resource in private ownership. A decision not to seek public ownership may occur when the resource is not desired for public access and where public management and maintenance cannot be efficiently accommodated. In such cases, the permanent preservation of the resource shall be ensured through land use and zoning, recorded map, deed restriction, conservation easement, or other City approved mechanism.

Where feasible, and desirable, the acquisition and preservation of open space resources may be facilitated by working with non-profit land trusts and conservation organizations.

7. Operation and Management Plans

(Ongoing)

Accompany the designation of any area as open space with a program to ensure the long-term maintenance and management of the area. The program shall address restrictions regarding grading and drainage from adjacent land uses, permitted and prohibited uses and activities, the frequency and type of maintenance needed, management and monitoring provisions to ensure the continued viability of the resource, and designated costs and funding sources. When open space preserves are established as the result of permits issued by federal or state agencies, the maintenance and management programs shall be consistent with applicable permitting requirements and related Operation and Management Plans. Endowment funds, maintenance districts, or other revenue sources shall be established to ensure sufficient funding for maintenance and any required monitoring and reporting. Funding should consider law enforcement costs to ensure protection of natural values, improvements, public use and adjacent properties.

8. Intergovernmental Coordination

(Ongoing)

Consult, at the earliest possible opportunity, with adjacent jurisdictions and responsible agencies to ensure the coordinated designation and preservation of open space areas. Such efforts shall consider continuity of areas between jurisdictions, potential connections between communities and regional systems, and opportunities for regional resource preservation and banking.

9. Bicycle Master Plan

(Existing)

Implement the Bicycle Master Plan as specified in the Bikeway/Trails component of the Circulation Element. The Bicycle Master Plan was developed according to State standards and provides a prioritized list of bikeway projects, improvements, and programs that will result in a comprehensive, inter-connected bikeway system.

10. Community Design Guidelines

(Existing)

Implement the Community Design Guidelines as specified in the Land Use Element. The guidelines include standards to promote the integration of the natural and built environments and design standards for the City.

11. Parks and Recreation

Comprehensive Master Plan

(Existing)

Implement the Parks and Recreation Comprehensive Master Plan as specified in the Parks and Recreation Element. The Master Plan includes a full assessment of traditional and non-traditional park lands and recreation opportunities.

12. Public Education Programs

(Ongoing)

The City will participate in public programs emphasizing awareness of open space and resource conservation issues. When feasible, such programs should be coordinated with the local school districts and community groups. Efforts will be made to reach all households and provide accessibility through the timing and location of these programs.

12. Open Space and Conservation Element

The Open Space and Conservation Element is designed to provide a framework for the development and management of open space and conservation resources within the City of Roseville. This element is intended to guide the City's actions in the acquisition, management, and protection of open space and conservation resources.

13. Open Space and Conservation Element

The Open Space and Conservation Element is designed to provide a framework for the development and management of open space and conservation resources within the City of Roseville. This element is intended to guide the City's actions in the acquisition, management, and protection of open space and conservation resources.

14. Open Space and Conservation Element

The Open Space and Conservation Element is designed to provide a framework for the development and management of open space and conservation resources within the City of Roseville. This element is intended to guide the City's actions in the acquisition, management, and protection of open space and conservation resources.

VEGETATION AND WILDLIFE

A. SETTING

Vegetation and wildlife resources and corridors are an important component of the overall open space system. These resources, including trees, wetlands, riparian, and creek areas, have been the historic focus of preservation efforts in Roseville. If future generations are to enjoy and benefit from the resources available to the present generation, these finite and fragile resources need to be preserved and managed.

The vegetation and wildlife resources found in Roseville can be broadly classified by habitat types. The grasslands, oak woodlands, riparian areas, creeks, and seasonal wetlands support a wide variety of plant and animal species. Where feasible, the focus of preservation efforts shall be multi-purpose. It is preferred, as an example, to preserve woodlands, grasslands, and wetlands in combined, rather than separate and unconnected, settings.

The various habitat types are summarized below. Table V-2 lists the common plant and wildlife species associated with each habitat type. Figure V-2 generally reflects the location of the habitat areas in Roseville.

Annual Grasslands. Relatively small amounts of self-sustaining grasslands still exist in the northern and western undeveloped edges of Roseville. Less extensive areas of grassland can be found in smaller undeveloped areas scattered throughout the City. Before the Spanish and later immigrants arrived in the Central Valley, the grasslands consisted of native species. The effects of grazing and clearing large tracts for agriculture resulted in the decline of native species, so that today most of the grasslands in the region are non-native. These areas do, however, provide important habitat for birds and other wildlife.

Oak Woodlands, Riparian and Creek Areas. The oak woodlands found in Roseville generally occur in proximity to the City's major stream channels. The microclimates and alluvial soils provide ideal conditions for the deeper rooting shrubs and trees found in these habitats. Most woodland areas are relatively open with little shrub growth.

The riparian areas support much wider biological diversity. Situated along and within the City's creeks and water courses, the riparian corridors are a source of food and water and provide cover, nesting sites, and migration and dispersal corridors for wildlife.

Riparian areas are important in flood protection and they improve air and water quality through natural filtering. The oak woodland areas and riparian and creek habitats represent resources to the City not only in the diversity of species they support, but also in their natural open space and aesthetic values. The City's creek systems are further described in the Groundwater Recharge and Water Quality Component of this element.

The City regulates the protection of its native oak trees through the Tree Preservation Ordinance. This ordinance includes standards that limit disturbance within the protected zones of oaks and emphasizes avoidance of trees. Where avoidance is not feasible, and tree removal is authorized by the City, mitigation is required on an inch for inch basis. The Tree Preservation Ordinance has been, and will continue to be, a highly valuable tool in protecting Roseville's oak trees and habitat.

Consistent with open space implementation measure 7, a Creek and Riparian Management and Restoration plan is being developed which will provide standards for creek and riparian area management and enhancement.

Seasonal Wetlands. Many of the wetland areas found in Roseville are seasonal in nature receiving, retaining, or transporting water only during the wet season. Wetlands are subject to the regulations of the U.S. Army Corps of Engineers under the provisions of Section 404 of the Clean Water Act. Two primary types of seasonal wetlands are found in the City: intermittent drainages and vernal pools.

Intermittent drainages are typically narrow channels one to ten feet in width that flow over a variety of substrata in Roseville. Most are wet only during the winter, transporting run-off. They

typically are dry during the summer with scattered ponds, but may contain water from adjacent urban runoff.

Vernal pools represent a significant seasonal wetland resource in Roseville. They are considered unique not only due to their limited natural occurrence and distribution, but also because of the unique native plant and animal species they support. Found in the valley grassland areas, vernal pools are typically small, shallow, hardpan-floored depressions that fill with water during the wet winter season, gradually drying by late spring or early summer.

Two types of vernal pools occur in the Roseville area. The first, northern volcanic mud flow vernal pools, occur in shallow depressions on Mehrten mud flow formations where the slope is generally less than two percent. The second type of vernal pool is the northern hardpan. These generally occur on the Inks or Cometa soil series found at the lower watershed portions of creek floodplains.

During the wet season, the pools provide special habitat required for unique plant and animal species whose germination, growth, and reproductive cycles coincide with the availability of collected water. There is significant variety between individual pools both in the length of time they remain wet and in the diversity of plant species present.

Vernal pool habitats, although relatively abundant in Roseville and the Sacramento/Placer County region, are considered unique on a statewide basis. The fact that several plant species only occur in association with these special habitats has triggered concern about their inventory and preservation.

Special-Status Species. The California Department of Fish and Game maintains the California Natural Diversity Data Base. This database includes known locations of plant and animal species that are officially listed (state and federal) as endangered, rare and threatened, plus those species considered by the scientific community to be deserving of such listing.

The sensitive plant species that may be found within Roseville are primarily associated with vernal pool environments and include: Bogg's Lakehedge Hyssop (*Gratiola heterosepala*),

Dwarf Downingia (*Downingia humilis*) and Vernal Pool Brodiaea (*Dichelostemma lacuna-vernalis*). Bogg's Lake Hyssop is listed as endangered by the state and California Native Plant Society (CNPS). Dwarf Downingia and Vernal Pool Brodiaea are both included on the CNPS "watch list" and are of sufficiently limited distribution to warrant continued monitoring. Vernal pools in the City may also contain federally-listed endangered vernal pool tadpole shrimp (*Lepidurus packardii*) and federally-listed threatened vernal pool fairy shrimp (*Branchinecta lynchi*).

Anadromous chinook salmon (*Oncorhynchus tshawytscha*) and Central Valley steelhead (*Oncorhynchus mykiss*) are known to be present seasonally in Dry Creek and its upper tributaries. Steelhead is listed by the U.S. Fish and Wildlife Service as a threatened species under the Endangered Species Act (ESA). Chinook salmon within the Central Valley Fall/Late Fall-Run are listed as a candidate species.

In addition to the federal or state classified rare or endangered wildlife species known to inhabit Roseville, favorable habitats for other listed species can be found in the area. Other special status species potentially present in Roseville include Cooper's Hawk, Swainson's Hawk, Valley Elderberry, Longhorn Beetle, Sanford's Arrowhead, and the Northwestern Pond Turtle. Bald eagles have been sighted near Folsom Lake, and the American peregrine falcon is found in the Sacramento Valley.

B. OUTLOOK

The preservation and protection of habitats and wildlife is an important goal of the Roseville General Plan. In order to properly analyze potential impacts of planned development, resource field surveys will be required during the development review process. The completed surveys, as well as the compilation of a comprehensive natural resource inventory for the City, will be used to evaluate individual projects.

The potential loss of Roseville's natural areas from development pressures represents a threat to these sensitive habitats. The City will be challenged in balancing resource preservation with development needs. Woodland, riparian

and wetland preservation efforts will focus on avoidance first, with compensation utilized when avoidance is not feasible. The goal of such efforts is to ensure a no-net loss of significant resources and, when necessary and appropriate, to pursue off-site resource preservation at locations proximate to the City so as to provide benefit to City residents. Preservation efforts will require close coordination with the California Department of Fish and Game, California Water Quality Control Board, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service and Environmental Protection Agency and any on-going "landscape level" conservation planning efforts.

TABLE V-2 COMMON PLANT AND WILDLIFE SPECIES FOUND IN THE ROSEVILLE AREA

I. Grassland Environments

Plant Species: Wild oat, wild barley, bromes, tarweed, fescues, foxtail grass, clovers, popcorn flower, lupine brodiaea, owls clover, goldfield, and larkspur. Few trees are supported in these grassland habitats due to limited soils, lack of moisture, predominance of shallow hardpan, and past grazing activities.

Wildlife Species: Mammals such as the broad-footed mole, San Joaquin pocket mouse, Western harvest mouse, deer mouse, house mouse, California ground squirrel, pocket gopher, blacktailed jackrabbit, striped skunk, badger, and coyote; birds such as the ring-necked pheasant, common barn owl, burrowing owl, short-eared owl, rufous-crowned sparrow, lark sparrow, red-winged blackbird, and Western meadowlark; and, reptiles and amphibians including the common king snake, Western garter snake, Western rattlesnake, gopher snake, racer, Western toad, Western spade-foot toad, slender salamander, and Pacific tree frog.

II. Oak Woodland and Riparian Environments

Plant Species: Oaks are the most visually dominant plant species found in the oak woodlands and riparian areas. A majority of the oaks are interior live, blue, or valley oaks. Other tree species found include digger pine, California buckeye, Fremont cottonwood, sycamore, willow, and black walnut. Understory species include buckbrush, coffeeberry, poison oak, yerba santa and blackberry.

Wildlife Species: Mammals such as the gray fox, coyote, opossum, California myotis, big brown bat, Western gray squirrel, brush mouse, and spotted and striped skunks; birds such as the red-tailed hawk, turkey, mourning dove, California quail, white crowned sparrow, Anna's hummingbird, scrub jay, mockingbird, turkey vulture, black-shouldered kite, barn owl, Northern pygmy owl, Western screech owl, acorn woodpecker, Nuttall's woodpecker, downy woodpecker, Northern flicker, yellow-billed magpie, bushtit, plain titmouse, wren, Bewick's wren, white-breasted nuthatch, American robin, European starling, rufous-sided towhee, brown-headed cowbird, house finch, lesser goldfinch, and American goldfinch; reptiles and amphibians including the alligator lizard, gopher snake, common king snake, Western garter snake, ringneck snake, aquatic garter snake, Western rattlesnake, racer, slender salamander, arboreal salamander, Western toad, Western spade-foot toad, Pacific tree frog, and bull frog; and, fish including the Sacramento squawfish, bluegill, green sunfish, Sacramento perch, brown bullhead, mosquito fish, and minnows. Some of the watercourses in the City are intermittent, which limits fisheries, but there are seasonal occurrences of the various fish species listed above. Federally-listed Chinook Salmon and Central Valley Steelhead are found in both Linda and Dry Creeks, and Secret and Miners Ravines, and salmon fingerlings have been planted in Miners Ravine in the past by the California Department of Fish and Game.

III. SEASONAL WETLAND ENVIRONMENTS

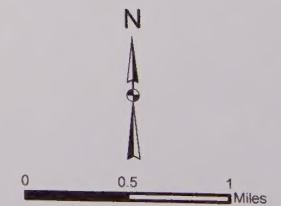
Plant Species: Mesa mint, popcorn flower, navarretia, toad rush, goldfields, coyote thistle, and woolly marbles. Plant species of special concern include Bogg's Lake hyssop, dwarf downingia and vernal pool brodiaea.

Wildlife Species: Crustaceans and insects are the predominant invertebrates that occur in this habitat, including: federally endangered vernal pool tadpole shrimp, and federally threatened vernal pool fairy shrimp, water fleas, clam shrimp, seed shrimp, rotifers, dragonflies, water beetles, mosquitoes, mayflies, water bugs, water boatmen, water striders, and back swimmers. Several migratory bird species also utilize seasonal wetlands for varying periods of the year, including mallards, killdeer, greater yellowlegs, least sandpipers, common snipe, and great blue heron.

ROSEVILLE 2020

Habitat Types

-  Vernal Pools
-  Wetland Areas/Potential Wetland Areas
-  Creeks



1 inch equals 4,500 feet

C. GOALS AND POLICIES

GOALS: VEGETATION AND WILDLIFE

- Goal 1** Preserve, protect, and enhance a significant system of interconnected natural habitat areas, including creek and riparian corridors, oak woodlands, wetlands, and adjacent grassland areas.
- Goal 2** Maintain healthy and well-managed habitat areas in conjunction with one another, maximizing the potential for compatible open space, recreation, and visual experiences.
- Goal 3** Protect special-status species and other species that are sensitive to human activities.

Policies: Vegetation and Wildlife

Implementation Measures

- | | | |
|----|--|---|
| 1. | Incorporate existing trees into development projects, and where preservation is not feasible, continue to require mitigation for the loss of removed trees. Particular emphasis shall be placed on avoiding the removal of groupings or groves of trees. | Each of the following measures shall be utilized as applicable to implement all of the Goals and Policies of the Vegetation and Wildlife component: |
| 2. | | <ul style="list-style-type: none"> -Land Use Designation -Zoning Ordinance -Specific Plans -Development Review Process -Resource Inventory -Preservation Mechanisms |
| 3. | | <ul style="list-style-type: none"> -Maintenance and Management Programs -Tree Preservation Ordinance -Floodway Preservation Ordinance |
| 4. | | <ul style="list-style-type: none"> -Wastewater Discharge -Grading Ordinance -Stormwater Ordinance -Wetland Mitigation Guidelines -Community Design Guidelines -Public Education Programs -Intergovernmental Coordination |

-
5. Limit recreation activities within the 100-year flood plain and require additional setback areas for trails and other public recreation uses so that natural resource areas are not adversely impacted.
 6. Provide for protection and enhancement of native fishery resources, including continued coordination with the California Department of Fish and Game to release water into Linda Creek.
 7. Require cumulative mitigation plans for wetlands, where feasible, in association with specific plans.
 8. Consider substitute site mitigation for federally non-regulated wetlands, provided that such mitigation will provide comparable habitat values.
 9. Limit the access of pedestrians and cyclists to vernal pool and wetland areas so that access is compatible with long-term protection of these natural resource areas.
 10. Manage public lands with special-status species to encourage propagation of the species and discourage non-indigenous, invasive species.
 11. Habitat preservation and mitigation for woodlands, creeks, riparian and seasonal wetland areas should occur within the defined boundaries of the impacting projects where long-term resource viability is feasible and desirable.
 12. Consider the use of City property for habitat preservation and mitigation requirements resulting from development proposals when such efforts do not conflict with existing resources, recreational opportunities, or other City goals, policies, or programs.
 13. Work with adjacent jurisdictions, regulatory agencies, and community organizations to explore opportunities for regional mitigation banking.
-

D. IMPLEMENTATION MEASURES

Each of the following measures shall be utilized, as applicable, to implement all of the goals and policies of the Vegetation and Wildlife Component:

1. Land Use Designation *(Existing)*

Designate all areas identified for open space use and/or preservation with the appropriate open space land use designation as defined in the Land Use Element.

2. Zoning Ordinance *(Existing)*

Continue to implement the Zoning Ordinance that includes open space land use and development regulations consistent with the goals and policies of the Open Space and Land Use Elements. Modification may include establishment of a zoning designation applicable to sensitive resource areas.

3. Specific Plans *(Ongoing)*

Ensure that new or revised specific plans are consistent with the goals and policies of the General Plan. The specific plans shall identify and designate open space resources that may include grasslands, woodlands, wetlands, riparian areas, floodplains, recreation areas, and other open space and habitat resources. This will also include areas of scenic or educational value.

Particular attention shall be given to comprehensive resource conservation efforts for the entire plan area. Specific plans shall create open space systems that ensure the preservation of designated open space and habitat resources, create corridors between the resources, link various specific plan land uses and services, link the plan area with the remainder of the City, and accommodate regional open space, compatible flood control facilities, and trail systems. Corridors shall be designed to consider the convenient movement

of public path users and wildlife with minimal conflicts from roadways and other urban features. Specific plans shall describe methods of preservation, long-term maintenance and provisions for management. Development agreements may be utilized to ensure preservation, maintenance and management techniques, including potential alternative ownership and management approaches involving non-profit land trust or conservancy organizations.

4. Development Review Process *(Ongoing)*

Refer any development proposal that has a direct or indirect impact on designated open space, significant habitat, preserve or drainage areas to the Community Development, Parks and Recreation and Public Works Departments, as applicable, for comment. In addition, where development proposals have a potential impact on resources identified as being within the regulatory jurisdiction of outside agencies, including the California Department of Fish and Game, California Water Quality Control Board, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, U.S. Environmental Protection Agency, and National Oceanic and Atmospheric Administration (NOAA), refer such projects to the appropriate agencies. Consider the comments of the departments and agencies in the development review process.

The environmental review for projects shall include an inventory of the quantity and quality of resources, assessment of potential project impacts, identification of preservation techniques, and other mitigation and monitoring measures. Parcels shall not be created for urban purposes when significant natural resources would make such parcels undevelopable unless City-approved mitigation programs are incorporated.

In addition to open space preservation, explore development alternatives and standards to minimize impacts on open space areas. Such techniques may include grading standards, limitation of development intensity, and cluster development. Development design should maximize the total open space frontage visually accessible to public view. Where appropriate, encourage native plants and landscaping that provides wildlife habitat. Address project

linkages to local and regional open space networks through project review. Where appropriate, utilize development agreements to ensure open space preservation, maintenance and management techniques.

5. Resource Inventory

(Ongoing)

In conjunction with environmental review per CEQA, require that resource field surveys be submitted concurrent with development applications inventorying the type, quantity, and quality of existing open space resources and conditions. This requirement may be waived if determined by the City that the proposed project area is already sufficiently surveyed, is within an adopted specific plan area, or contains resources considered less than significant. The completed surveys will be used to evaluate individual projects as well as to compile a comprehensive natural resource inventory for the City.

6. Preservation Mechanisms

(Ongoing)

Explore and utilize a variety of mechanisms to promote and insure the preservation of designated open space resources. Such mechanisms may include, but are not limited to, dedication, fee-title purchase, donations, transfer or purchase of development rights, and credits against park dedication requirements. If it is determined by the City that an open space resource is not desired for public ownership, the City may designate the preservation of such resource in private ownership. A decision not to seek public ownership may occur when the resource is not desired for public access and where public management and maintenance could not be efficiently accommodated. In such cases, the permanent preservation of the resource shall be ensured through land use and zoning, recorded map, deed restriction, conservation easement, or other City-approved mechanism.

Where feasible and desirable, the acquisition and preservation of open space resources may be facilitated by working with non-profit land trusts and conservation organizations.

7. Operation and Management Plans

(Ongoing)

Accompany the designation of any area as open space with a program to ensure the long-term maintenance and management of the area. The program shall address restrictions regarding grading and drainage from adjacent land uses, permitted and prohibited uses and activities, the frequency and type of maintenance needed, management and monitoring provisions to ensure the continued viability of the resource and designated costs and funding sources. When open space preserves are established as the result of permits issued by federal or state agencies, the maintenance and management programs shall be consistent with applicable permitting requirements and related Operation and Management Plans. Endowment funds or maintenance districts shall be established to ensure sufficient funding for maintenance and any required monitoring and reporting. Funding should consider law enforcement costs to ensure protection of natural values, improvements, public use, and adjacent properties.

8. Tree Preservation Regulations

(Existing)

Enforce and regularly evaluate the Tree Preservation regulations contained in the Zoning Ordinance. These regulations provide standards for the removal, preservation, and mitigation of native oak trees. Emphasis is placed on avoidance first, mitigation second. Where mitigation is not feasible on-site, tree preservation and mitigation efforts should be considered in locations that enhance or expand existing resource areas.

9. Flood Damage Prevention Ordinance

(Existing)

Enforce and regularly evaluate the Flood Damage Prevention Ordinance. This ordinance regulates the preservation of the 100-year flood plain, as defined in the Safety Element, to protect habitat and wildlife values in perpetuity. Areas outside but adjacent to the 100-year floodplain may be designated for dedication or preservation if special circumstances or resources exist. These may include, but are not

limited to, sensitive wildlife or vegetation, wetland habitat, oak woodland areas, grasslands in association with other habitat areas, slope or topographical considerations, recreation opportunities, and maintenance access requirements.

10. Wastewater Discharge

(Existing)

Continue to regulate the discharge of treated wastewater into Dry and Pleasant Grove Creeks in accordance with Regional Water Quality Control Board and National Pollutant Discharge Elimination System (NPDES) standards. These standards are intended to eliminate water quality impacts to fisheries and other aquatic resources.

11. Grading Ordinance

(Existing)

Enforce and regularly evaluate the Grading Ordinance. The Grading Ordinance includes specific standards for project construction and erosion control. Enforcement helps to reduce sedimentation within the creek systems that can impact aquatic resources. The ordinance requires prompt re-vegetation of disturbed areas, avoidance of grading activities during wet weather, and avoidance of disturbance within drainageways as well as other erosion and sedimentation control measures.

12. Stormwater Ordinance

(Proposed)

Through the Environmental Utilities Department, adopt an ordinance designed to implement measures to improve the short-term and long-term quality of stormwater run-off. Guidance for the preparation of development plans to minimize water degradation from urban development shall be incorporated. The plan shall include identification of cost-effective urban run-off controls, including Best Management Practices, to limit urban run-off pollutants into the waterway systems and shall be consistent with EPA Stormwater Management regulations and National Pollutant Discharge Elimination System (NPDES) Phase 2 requirements.

13. Wetland Mitigation Guidelines

(Proposed)

In conjunction with required environmental review per CEQA, regulate the preservation, mitigation, monitoring and maintenance of wetland areas in coordination with the California Department of Fish and Game, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, and U.S. Environmental Protection Agency. For federally non-regulated wetlands, the City may require compensation or mitigation based on the value of the resource and reserves the right to consider not-in-kind compensation.

Wetland preservation, mitigation, monitoring and maintenance efforts in Roseville shall, where feasible, comply with the following principles:

- Avoidance of resources as a first priority, with compensation or mitigation implemented when avoidance is determined not to be feasible or desirable;
- No net loss of wetland acreage, values or function, or habitat of comparable value is provided;
- Comprehensive rather than incremental preservation, compensation or mitigation programs;
- Preservation, compensation or mitigation efforts focused on enhancing and expanding existing resource areas rather than creating isolated resource pockets;
- Preserves, compensation or mitigation areas created that are large enough to be self-sustaining and ensure the long-term preservation of wetland resources and required watersheds, provide an adequate buffer, and have a sufficient number of wetlands to support adequate species populations and range;
- Preserves and compensation or mitigation areas selected on their representativeness, habitat quality, watershed integrity, defensibility, buffer, size, plant species, variety, and presence of special status species.

When avoidance is determined not to be feasible or desirable, compensation or mitigation shall occur based on the following priorities:

1. On-site within the identified project or specific plan area when long-term resource viability is feasible.
2. Off-site, but within the City of Roseville, when on-site compensation or mitigation is determined not to be feasible or desirable.
3. Off-site outside the City only when the above two options are determined not to be feasible or desirable. Compensation or mitigation efforts outside the City should be in close proximity and accessible to Roseville residents and should be coordinated with regional preservation and banking efforts. Proposals to provide wetland compensation or mitigation outside the City shall be accompanied by documentation indicating how the compensation or mitigation proposal benefits the resource and the City and how the loss of open space resources in the City will be mitigated.

All wetland preserve, compensation or mitigation areas shall be designated as permanent open space and maintained as specified in implementation measures 6 and 7 of this component. City property may be utilized for preservation or mitigation if such efforts do not conflict with existing resources, recreational opportunities or other City goals, policies and programs. Pedestrian and cyclist access to preservation and compensation or mitigation areas shall be well-defined and limited to minimize impacts upon the resources. Areas identified as having special status species shall be monitored and managed to encourage the continued viability of the species and discourage non-indigenous invasive species.

14. Community Design Guidelines

(Existing)

Enforce and regularly evaluate the Community Design Guidelines as specified in the Land Use Element. These guidelines contain standards to promote the integration of the natural and built environments, including City entryways.

15. Public Education Programs

(Ongoing)

The City will participate in public programs emphasizing awareness of open space and resource conservation issues. When feasible, such programs should be coordinated with the local school districts and community groups. Efforts will be made to reach all households and provide accessibility through the timing and location of these programs.

16. Intergovernmental Coordination

(Ongoing)

Pursue a regional approach to habitat preservation. This effort includes working with adjacent jurisdictions, the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, U.S. Environmental Protection Agency, California Department of Fish and Game, National Oceanic and Atmospheric Administration (NOAA), and community organizations to develop a programmatic permitting and mitigation process, and explore opportunities for habitat preservation, restoration and enhancement.

GROUNDWATER RECHARGE AND WATER QUALITY

A. SETTING

The focus of this component is the preservation and protection of the City's groundwater and surface water quality. Domestic water supply and water conservation are addressed in the Water System and the Water and Energy Conservation components of the Public Facilities Element.

Roseville is located within two drainage basins. Pleasant Grove Creek and its tributaries drain most of the western and central areas of the City north of Baseline Road and the Diamond Oaks Golf Course. Dry Creek and its tributaries drain the remainder of the City from Rocklin to the north, Loomis Basin to the east, Sacramento County to the south, and Placer County to the west. The Dry Creek system has year-round flows in its major water courses, while the Pleasant Grove system is intermittent in nature with only seasonal flows (although when the Pleasant Grove Wastewater Treatment Plant comes online, Pleasant Grove Creek west of the PGWWTP will flow year round). The primary stream systems and drainage basins in the City are reflected in Figure V-3.

Most major stream areas within Roseville are protected by City policy that requires dedication and prohibits development of the 100-year floodplain area. Exceptions exist mainly within the infill areas where some private ownership of floodplain exists and the historic encroachment of development has occurred. Many of the streams in Roseville are found in their natural state; limited sections of others have been channelized.

Urbanization has a substantial impact on water quality both short and long-term. Development results in an increase in impervious surfaces such as roofs, streets, sidewalks, and storm drains. These combine to decrease infiltration opportunities and (depending upon soil type) may increase the volume and rate of run-off. Increased run-off velocity adds to the potential for channel erosion resulting in increased sediment into the watercourses. In addition, sediment deposited in streams from

construction-related activities results in degradation of spawning, rearing, and food producing habitat. Removal of riparian vegetation can have significant impacts by increasing stream temperature and reducing the input of biologic materials into the streams.

Long-term impacts to water quality may occur as a result of run-off from urbanization that enters the watercourses. Reduction in permeable surface areas limits the percolation and associated filtration processes beneficial to water quality. Urban run-off from surfaces such as streets, parking lots, driveways, and landscaped areas typically includes oil, grease, heavy metals, pesticides, herbicides, fertilizers and sediments. Increases in urban run-off have been shown to impact, among other things, aquatic habitat.

Urbanization can also impact groundwater recharge and quality. Roseville, as well as a majority of the Sacramento and South Placer area, is located over the north central portion of California's Central Valley groundwater basin. This aquifer is an extensive system of different groundwater basins extending from Red Bluff to Bakersfield.

Groundwater supplies are recharged by rainwater that reaches the subsurface saturated zone of the soil. The rate and quantity of water reaching the saturation zone depends on factors that include the amount and duration of precipitation, soil type, moisture content of the soil, and vertical permeability of the unsaturated zone. The Roseville area is composed of several soil types with three main geologic formations. Water permeability varies with each of the formation types. In general, the primary locations for potential groundwater recharge are along the City's major watercourses.

Increased impervious surfaces associated with urbanization, particularly in areas of high recharge potential, impact percolation opportunities. This, combined with pumping for agricultural and urban uses, can impact groundwater levels. In addition, pollutants found in urban run-off can leach into aquifers impacting groundwater quality.

Monitoring and protection of groundwater resources is important to the maintenance of adequate groundwater supplies and quality. Streambeds and other areas where recharge potential is high should be explored for preservation to ensure groundwater levels. Maintaining high water quality within the creek systems will also help to keep contaminants out of the aquifer.

B. OUTLOOK

For the most part, measurements of water quality within the Roseville area indicate no major sources of pollution are present. However, some concern has been expressed about groundwater quality in portions of the City. Two wells, neither of which are connected to the City's domestic water system, have shown signs of contaminants. Because Roseville does not rely on groundwater as a primary domestic water source, this has not been a major issue in the past. As development increases, concerns about surface water quality and groundwater supply and quality are likely to increase.

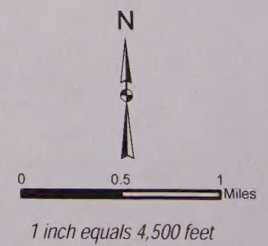
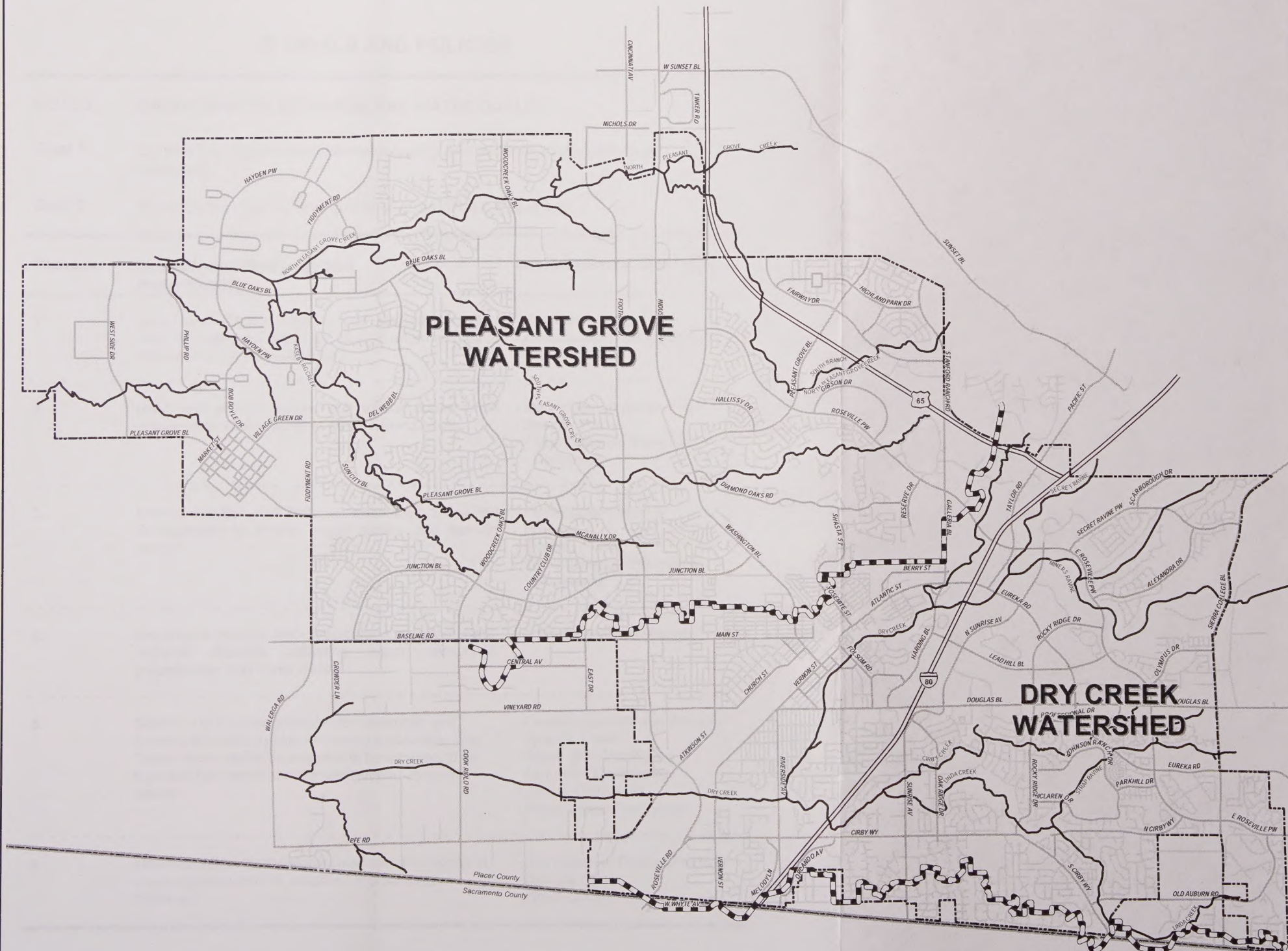
The City has and will continue to comply with Environmental Protection Agency stormwater management regulations as enforced by the State Water Resources Control Board and the Regional Water Quality Control Board. These regulations include requirements for National Pollutant Discharge Elimination System (NPDES) Phase II permits. Roseville promotes the use of cost-effective urban run-off controls, including Best Management Practices, to reduce pollutants from entering the waterways. These practices include the use of oil and sand separators, grassy swales, detention ponds, vegetative buffers, and other source control, housekeeping, and treatment measures.

Plans to protect the City's water resources and water quality include the development of standards for urban run-off, monitoring of groundwater, and protection of waterways and recharge areas.

ROSEVILLE 2020

Primary Stream System and Drainage Basin Boundary

-  Drainage Basin Boundary
-  Creeks



C. GOALS AND POLICIES

GOALS: **GROUNDWATER RECHARGE AND WATER QUALITY**

Goal 1 Continue to improve surface water quality and accommodate water flow increases.

Goal 2 Enhance the quantity and quality of groundwater resources.

Policies:	Groundwater Recharge and Water Quality	<i>Implementation Measures</i>
1.	Utilize cost-effective urban run-off controls, including Best Management Practices, to limit urban pollutants from entering the watercourses.	- <i>Stormwater Ordinance</i> - <i>Development Review Process</i> - <i>Specific Plans</i>
2.	Implement erosion control and topsoil conservation measures to limit sediments within watercourses.	- <i>Development Review Process</i> - <i>Specific Plans</i> - <i>Flood Damage Prevention Ordinance</i>
3.	Ensure a buffer area between waterways and urban development to protect water quality and riparian areas.	- <i>Development Review Process</i> - <i>Specific Plans</i> - <i>Flood Damage Prevention Ordinance</i>
4.	Continue to monitor and participate in, as appropriate, regional activities affecting water resources, groundwater, and water quality.	- <i>Interagency Coordination</i>
5.	Continue to monitor groundwater resources and investigate strategies for enhanced sustainable use. Areas where recharge potential is determined to be high shall be considered for designation as open space.	- <i>Development Review Process</i> - <i>Specific Plans</i> - <i>Water Well Monitoring</i> - <i>Land Use Designation</i> - <i>Zoning Ordinance</i> - <i>Preservation Techniques</i>
6.	Where feasible, locate stormwater retention ponds in areas where subsoil is suitable for groundwater recharge.	- <i>Development Review Process</i> - <i>Specific Plans</i> - <i>Flood Control</i>

D. IMPLEMENTATION MEASURES

1. Stormwater Ordinance (In Progress)

Through the Environmental Utilities Department, develop an ordinance designed to improve the short-term and long-term quality of stormwater run-off. Guidance for the preparation of development plans to minimize water degradation from urban development shall be incorporated. The ordinance shall include identification of cost-effective urban run-off controls, including Best Management Practices, to limit urban run-off pollutants into the waterway systems and shall be consistent with EPA Stormwater Management regulations and National Pollutant Discharge Elimination System (NPDES) Phase 2 requirements. (Policy 1)

2. Development Review Process (Ongoing)

Refer any development proposal that has a direct or indirect impact on water quality or groundwater recharge and quality to the Community Development and Environmental Utilities Departments, as applicable, for comment. In addition, where development proposals have a potential impact on resources identified as being within the jurisdiction of outside agencies, including the California Department of Fish and Game, California Regional Water Quality Control Board, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, U.S. Environmental Protection Agency, and National Oceanic and Atmospheric Administration (NOAA), refer such projects to the appropriate agencies. Consider the comments of the departments and agencies in the development review process.

The environmental review for projects shall include an inventory of the quantity and quality of water resources, assessment of potential project impacts, and identification of mitigation and monitoring measures. The issues of urban run-off controls, erosion control, recharge area preservation, and buffer areas shall be addressed. In addition, the handling and storage of toxic chemicals shall be examined to minimize the risk of discharge into storm drains,

watercourses, or groundwater. (Policies 1, 2, 3, 5 and 6)

3. Specific Plans (Ongoing)

Ensure that new and revised specific plans are consistent with the goals and policies of the General Plan. The specific plans shall identify and designate open space resources including grasslands, woodlands, wetlands, riparian areas, floodways, recreation areas and other open space, buffer, and habitat resources. The environmental analysis for each specific plan shall address water quality programs, recharge area preservation, and erosion control and urban run-off management. In addition, specific plans shall include guidelines that address development along waterways. Guidelines should consider access, security, and separation from urban development. Development agreements will be utilized to ensure preservation, maintenance and management techniques. (Policies 1, 2, 3, 5 and 6)

4. Grading Ordinance (Existing)

Enforce and regularly evaluate the Grading Ordinance. The Grading Ordinance includes specific standards for project construction and erosion control. Enforcement helps to reduce sedimentation within the creek systems that can impact aquatic resources. The ordinance requires prompt re-vegetation of disturbed areas, avoidance of grading activities during wet weather, avoidance of disturbance within drainageways as well as other erosion and sedimentation control measures. (Policy 2)

5. Flood Damage Prevention Ordinance (Existing)

Enforce and regularly evaluate the Flood Damage Prevention Ordinance. This ordinance regulates the preservation of the 100-year flood plain as defined in the Safety Element to protect habitat and wildlife values in perpetuity. Areas outside but adjacent to the 100-year floodway may be designated for dedication of preservation if special circumstances or

resources exist. These may include, but are not limited, to sensitive wildlife or vegetation, wetland habitat, oak woodland areas, grasslands in association with other habitat areas, slope or topographical considerations, recreation opportunities, and maintenance access requirements. *(Policy 3)*

6. Interagency Coordination

(Ongoing)

Continue to coordinate City water quality, groundwater and water resource efforts with the appropriate local, state, and federal agencies. *(Policy 4)*

7. Water Well Monitoring

(Ongoing)

Through the Environmental Utilities Department, continue to monitor the City's wells for water quality and quantity. *(Policy 5)*

8. Land Use Designation

(Existing)

Designate all areas identified for open space use and/or preservation with the appropriate open space land use designation as defined in the Land Use Element. Open space land use shall be applied to primary watercourses and may be considered for significant recharge areas. *(Policy 5)*

9. Zoning Ordinance

(Existing)

Continue to implement and enforce the Zoning Ordinance's open space district and development regulations for consistency with the goals and policies of the Open Space and Land Use Elements. *(Policy 5)*

10. Preservation Mechanisms

(Ongoing)

Explore and utilize a variety of mechanisms to promote and ensure the preservation of designated open space resources. Such mechanisms may include, but are not limited to,

dedication, fee-title purchase, donations, transfer or purchase of development rights, and credits against park dedication requirements. If it is determined by the City that an open space resource is not desired for public ownership, the City may designate the preservations of such resource in private ownership. A decision not to seek public ownership may occur when the resource is not desired for public access and where public management and maintenance could not be efficiently accommodated. In such cases, the permanent preservation of the resource shall be ensured through land use and zoning, recorded map, deed restriction, conservation easement, or other City-approved mechanism.

Where feasible, and desirable, the acquisition and preservation of open space resources may be facilitated by working with non-profit land trusts and conservation organizations. *(Policy 5)*

11. Flood Control

(Component Instituted by the General Plan)

Regulate flood control, detention and retention efforts in accordance with the goals, policies and implementation measures of the Flood Control Component of the Safety Element. *(Policy 6)*

12. Aquifer Storage and Recovery

(Proposed)

Through the Environmental Utilities Department, investigate the potential for development and implementation of an Aquifer Storage and Recovery (ASR) program. A successful ASR Program would allow the City to maximize sustained use of the groundwater basin in conjunction with surface water supplies, while providing a strong backup water supply during critically dry years consistent with the City's commitments contained in the Water Forum Agreement.

ARCHAEOLOGICAL, HISTORICAL AND CULTURAL RESOURCES

A. SETTING

Prior to exploration by Spanish explorers and American trappers, the Roseville region was inhabited by the Valley Nisenan. The term Nisenan ("of us" or "from our side") is applied to the Southern Maidu Indians who made their home along drainages of the American, Yuba, and Bear Rivers and the lower reaches of the Feather River. The Nisenan were hunters and gatherers, relying on acorns, seeds, roots, fish, deer, elk, rabbits, and small game for sustenance. Two principal types of habitation sites existed: permanent settlements often located on low rises near the larger streams; and, seasonal encampments (utilized for food gathering) along the smaller drainages.

Two large permanent Nisenan sites have been identified within the City. These sites are located within Maidu Regional Park. In addition, numerous smaller archaeological sites have been identified throughout Roseville. Many of the sites contain shallow midden deposits and bedrock mortar milling stations.

Outside exploration of the region was first recorded in the early 1800's. This included explorations conducted by Gabriel Moraga between 1806 and 1808 and fur trapping expeditions led by Jed Smith in 1827 and 1828.

The discovery of gold in 1848 brought over 10,000 people to Placer County, with Roseville being established as a railroad town and a local commerce center. Building materials, mining equipment, livestock staples, and other major commodities were delivered to the region by railroad. Roseville prospered as a principal rail head that provided the frontier towns with goods and services. By 1854 agricultural and ranching pursuits (fruit, grain and beef stock) had begun in the area.

Traces of Roseville's ranching and mining past are still evident today. Holdings of the Spring Valley Ranch were enclosed by rock walls built by Chinese laborers. Several of these walls can still be found in the City. In addition, numerous

historic features, including ditches, pits, small mounds, and low terraces exhibit evidence of historic mining operations along several of the City's creeks.

An inventory of significant historic sites has been prepared by the Roseville Historical Society. Two local sites, the Haman House and the Maidu Indian sites, are listed on the *National Register of Historic Places*. These and other sites of historic interest are identified on Figure V-4. Smaller archaeological finds exist that have not been listed on Figure V-4 to protect these sites from vandalism and unauthorized excavation. A majority of these sites are located in areas designated with open space land use.

B. OUTLOOK

The City has opened the Maidu Interpretive Center in Maidu Park. This center incorporates the significant archaeological resources found in the area and provides interpretive information for residents.

Other planning efforts, including the Old Town, Downtown and Riverside Master Plans, are currently underway, which will aid in identifying priorities and policies for areas of historical significance. Additionally, the Roseville Historical Society is participating in a countywide inventory of historic sites.

The City has included Historic District regulations within its Zoning Ordinance. These regulations are applied to Roseville's original commercial core generally east of Washington Boulevard and north and west of the Union Pacific Railroad tracks. These regulations include use, architectural and signage criteria for existing and new development to ensure the rehabilitation, revitalization, and preservation of the area.

State government participates in the protection and preservation of cultural resources through the State Office of Historic Preservation (SHPO) and the California Native American Heritage Commission. Both agencies comment on

environmental documents and development proposals that may impact cultural sites or artifacts. The City will continue to coordinate the preservation of historic and archaeological resources with these agencies.

ARCHAEOLOGICAL CULTURAL

A. SETTING

The project is located in the historic district of the City of Roseville, California. The project is a historic building that was constructed in the early 1900s. The building is a two-story structure with a gabled roof and a central chimney. The building is surrounded by other historic buildings in the district. The project is located on a street that is one of the main thoroughfares of the City. The project is a significant part of the City's historic heritage and is a valuable resource for the community. The project is a historic building that was constructed in the early 1900s. The building is a two-story structure with a gabled roof and a central chimney. The building is surrounded by other historic buildings in the district. The project is located on a street that is one of the main thoroughfares of the City. The project is a significant part of the City's historic heritage and is a valuable resource for the community.

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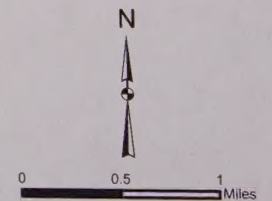
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ROSEVILLE 2020

Sites of Historical and Cultural Importance

Historical and Cultural Sites

- 1 First Continental Railroad Marker
- 2 Haman House
- 3 Maidu Indian Sites
- 4 Kaseberg House
- 5 Odd Fellow Hall
- 6 First Methodist Episcopal Church
- 7 McRae Building
- 8 Bank of Italy Building
- 9 Carnegie Library
- 10 Barn Park
- 11 Vernon Street School Site
- 12 School House Park
- 13 Fiddymont Homestead
- 14 Pistachio Orchard



1 inch equals 4,500 feet

C. GOALS AND POLICIES

GOALS: ARCHAEOLOGICAL, HISTORIC AND CULTURAL RESOURCES

Goal 1 Strengthen Roseville's unique identity through the protection of its archaeological, historic and cultural resources.

Policies:	Archaeological, Historic and Cultural Resources	Implementation Measures
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1.	When items of historical, cultural or archaeological significance are discovered within the City, a qualified archaeologist or historian shall be called to evaluate the find and to recommend proper action.	-Development Review Process -Specific Plans
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2.	When feasible, incorporate significant archaeological sites into open space areas.	-Development Review Process -Specific Plans -Land Use Designation -Zoning Ordinance
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3.	Subject to approval by the appropriate federal, state, local agencies, and Native American Most Likely Descendant (MLD), artifacts that are discovered and subsequently determined to be "removable" should be offered for dedication to the Maidu Interpretive Center.	-Development Review Process
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4.	Preserve and enhance Roseville's historic qualities through the implementation of the Downtown, Old Town, and Riverside Master Plans.	-Zoning Ordinance -Master Plans
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5.	Establish standards for the designation, improvement and protection of buildings, landmarks, and sites of cultural and historic character.	-Zoning Ordinance -Master Plans
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6.	Participate in the completion of a countywide inventory of historical sites.	-Interagency Cooperation
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| 7. | Encourage public activities, including the placement of monuments or plaques, that recognize and celebrate historic sites, structures, and events. | -Community Organizations |
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| 8. | Explore funding for cultural, archaeological and historic programs and activities. | -Interagency Cooperation
-Community Organizations
-Parks and Recreation
Comprehensive Master Plan |
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| 9. | Provide opportunities to public awareness and education through coordination with the Historical Society and local schools. | -Interagency Cooperation |
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D. IMPLEMENTATION MEASURES

1. Development Review Process

(Ongoing)

Refer any development proposal that may have an impact on archaeological, historic or cultural resources to the appropriate federal, state or local agency for comment, including the State Office of Historic Preservation and the Native American Heritage Commission. Consider the comments of the agencies in the development review process.

In association with environmental review per CEQA, the City shall require that an archaeological survey be prepared by a qualified archaeologist for projects for which it is determined that there is a reasonable probability that archaeological or historic resources exist. If such resources are identified, a plan for their disposition shall be prepared. This may include designation as open space, excavation, capping, or donation to the Maidu Interpretive Center.

If archaeological or historic resources are discovered during project development, halt construction activity in the vicinity of the resource, contact a qualified archaeologist for determination of resource significance, and notify the State Office of Historic Preservation. Monitor projects during construction to ensure crews follow proper reporting, safeguards, and procedures.

Information identifying specific locations of archaeological and historic sites shall be kept confidential to prevent illegal removal or vandalism of artifacts. *(Policies 1, 2 and 3)*

2. Specific Plans

(Ongoing)

Ensure that new or revised specific plans are consistent with the goals and policies of the General Plan. The specific plans shall incorporate a comprehensive inventory, analysis, and mitigation plan for archaeological and historic resources. Where feasible, significant archaeological resources shall be incorporated into park or other open space areas. All significant archaeological sites

located in parks and other open space areas should be protected and left in an undisturbed state. Development agreements should be utilized to ensure preservation, maintenance, and management techniques. *(Policies 1 and 2)*

3. Land Use Designation

(Existing)

Designate all areas identified for open space use with the appropriate open space land use designation as defined in the Land Use Element. This will, where feasible, include areas identified as having significant archaeological resources. *(Policy 2)*

4. Zoning Ordinance

(Existing)

Continue to implement the Zoning Ordinance's open space land use and development regulations for consistency with the goals and policies of the open space and land use elements. *(Policies 2, 4 and 5)*

5. Master Plans

(Ongoing)

Continue to refine and complete the Old Town, Downtown, and Riverside Master Plans. Include within these plans identification of significant historic structures, provisions to preserve and/or enhance existing buildings, and guidelines for compatibility of new and existing development. Coordinate the master plans with redevelopment efforts to promote the preservation, revitalization and enhancement of the areas. *(Policies 4 and 5)*

6. Interagency Cooperation

(Ongoing)

Cooperate with other state, federal and local agencies in the identification and preservation of archaeological and historic resources. This will include working with Placer County and the Roseville Historical Society on the inventory of historic sites. *(Policies 6, 8 and 9)*

7. Community Organizations

(Ongoing)

Continue to encourage, support and cooperate with various community organizations, including the Roseville Historical Society, in recognizing significant places and events in Roseville's past. *(Policies 7 and 8)*

8. Parks and Recreation

Comprehensive Master Plan

(Existing)

The Parks and Recreation Comprehensive Master Plan was adopted by the City Council on May 17, 1995.

The Parks and Recreation Comprehensive Master Plan should be updated a minimum of every three years and/or with any significant modification to the city's land use allocation. The Plan will be used to ensure continual review and updating of recreation facility standards. Periodic survey of City-administered recreation programs should also be conducted by the Parks and Recreation Department in order to evaluate the content and popularity of programs being offered. *(Policies 4, 7, 10 and 11)*

VI. PARKS AND RECREATION ELEMENT



2020

PARKS AND RECREATION

A discussion of parks and recreation would generally be included as a state requirement in the Open Space Element of the General Plan. However, the challenge of providing recreational opportunities to a growing community, and Roseville's commitment to providing a high level of public facilities and services, has prompted the desire for an individual Parks and Recreation Element.

Although separate, the Parks and Recreation Element is closely linked with the Open Space Element. Lands designated for parks and recreation uses provide an important component of the overall open space network. At the same time, open space areas of Roseville, while not classified as traditional "active" park lands, possess some recreational value. These open space areas represent an integral component of the City's plan to provide both passive and active recreational opportunities.

The presence of plentiful, well-designed parks and recreation facilities contributes to the quality of life in the community. Parks provide a focus for a number of important recreational and social functions. In addition, parks help to preserve natural features and habitat areas vital to the City's environmental health and sense of place.

It is an underlying goal of the Parks and Recreation Element to provide a variety of both passive and active recreational opportunities for all City residents.

A. SETTING

Roseville's park and recreation facilities are operated by the City of Roseville Parks and Recreation Department. The Department is responsible for the development and maintenance of the City's various recreational facilities including parks, public golf courses and open space areas. In addition, the Department manages a full range of recreation programs for the residents of the community.

The City of Roseville has an adopted standard of 9 acres of park land per 1,000 residents. The nine-acre requirement is divided into three acres each for neighborhood, citywide, and open space areas. This requirement has been met through the dedication of park land by developers. Credits are granted against the 9 acre per 1,000 population standard and has varied dependent upon the recreational value of the land to City residents.

The City has defined "park lands" to include developed parks, recreational open space and joint-use park-school facilities. Based upon the

current General Plan land use allocation at buildout, Roseville has secured approximately 12 acres of park land per 1,000 residents. This figure does not include golf courses or private recreational facilities.

In general, the newer specific plan areas of the City meet or exceed the park acreage requirement, while the older infill areas of the City are often below the standard. This is reflective of the timing of when the 9 acre per 1,000 resident park land requirement was developed and actively implemented. The park land standard was adopted in 1977. The infill areas were substantially developed prior to this time. However, new development within the infill and non-specific plan areas are still required to meet the nine acres per 1,000 population criteria, or satisfy this requirement through an in-lieu fee.

The City of Roseville has established several different funding mechanisms to ensure development of its park lands. These include its Neighborhood and Community Park Fees, City-wide Park Fees, Pooled Unit Park Fees, and funds from Landscape and Lighting and Community Facilities Districts.

The various components of Roseville's park and recreation system are described below. Table VI-1 includes a listing of the City's park and recreation areas. Figure VI-1 shows the location of these park sites, as well as other primary components of the parks and recreation system.

TRADITIONAL "ACTIVE" PARK LANDS

Traditional park lands refer to park sites that provide a variety of active facilities for City residents. These sites are generally the type of facilities most people envision when describing a park. Traditional park lands typically include facilities such as ball fields, multi-use turf areas, hard court areas and picnic and play areas. Such areas are normally granted a full 1:1 park acreage credit.

The City has classified its active park sites into a hierarchy of six categories. These include Mini, Neighborhood, Neighborhood Community, Community, and City-wide (Regional) parks and

School Recreation Areas. The hierarchy is based on a number of factors including the size of the site, facilities provided, location and area served.

Definitions for each type of active park are included on Table VI-2, Park standards are reflected on Table VI-3, and siting criteria on Table VI-4.

NON-TRADITIONAL "OPEN SPACE OR PASSIVE" PARK LANDS

Non-traditional park lands refer to open space areas such as vernal pool preserves, oak woodlands, watershed/riparian areas, and greenbelts. These lands may be used as passive recreational areas for visual and aesthetic enjoyment. In addition, such areas may accommodate bikeway or other trail connections.

Recognizing that non-traditional park lands provide some recreational opportunities, the City has identified these lands as having potential recreational value in meeting the park acreage requirement. "Recreational value" is primarily defined here as a measure of public accessibility to both active and passive recreational opportunities. This value may be increased through improvements such as bike trails, signage and pedestrian pathways, thereby increasing accessibility by recreation users.

Roseville has developed policies and implementation strategies to include a valuation system whereby park credit may be given to open space lands that satisfy the City's requirement for recreational status. The City of Roseville has designated a credit ratio range of between 5:1 and 10:1 for open space acreage (i.e., wetlands, lower watershed and riparian areas, greenbelts, oak woodlands) toward the provision of park land. Only after the City's traditional active recreation needs are met, may park credit be received by substituting 5 to 10 acres of non-traditional park land for every one acre of park credit. The actual credit granted is determined on a case by case basis by the City, dependent upon the recreational value provided.

This system gives the City flexibility in meeting future recreational needs and recognizes the

role that open space plays in providing recreation opportunities. Table VI-5 lists the conditions and type of non-traditional park lands and facilities that may be considered to receive park credit.

OTHER RECREATIONAL FACILITIES

There are currently four existing golf courses in the City of Roseville. These include the privately owned Sierra View County Club and Sun City Golf Course, and the publicly owned Diamond Oaks Golf Course and Woodcreek Golf Club. The City of Roseville is responsible for developing, operating and maintaining the existing public courses.

Private recreation facilities in Roseville consist primarily of fitness/racquet clubs, recreation areas in multi-family developments, or other commercial recreation businesses such as entertainment centers or water parks. Although private recreation opportunities are considered an important part of the City's overall recreation system, the focus of the General Plan policies are on public park and recreation facilities. This is due to the limited public access that private facilities normally provide.

Additionally, bicycle and pedestrian paths are not included in this element. While pathway networks can be considered recreation-oriented, their basic purpose is the movement of people. Bicycle and pedestrian paths are addressed in the Circulation Element of the General Plan.

B. OUTLOOK

The 9-acre per 1,000 residents park land standard was derived in 1977 after evaluating Roseville's parks and recreation inventory and identifying how much land would be needed to provide for future expansion of recreation facilities. As the population increases and demographics shift, continual assessment will be required to determine whether the quantity of park lands and quality of recreational programs are meeting the changing needs of City residents.

The City has been successful in using park standards and definitions as guidelines for

planning parks and recreation facilities. A key to the City's success has been its flexibility in exploring ways to meet the standards and recreational needs. The City will plan and evaluate its park and recreation facilities through the parks definitions, standards, siting criteria, credit implementation chart and the Parks and Recreation Comprehensive Master Plan. These tools will guide City officials and developers in determining how much land and what kind of traditional and non-traditional recreation facilities will be required to meet resident needs.

The Growth Management Component of the Land Use Element includes requirements should the City decide to expand beyond its current land use allocation in the future.

**TABLE V-1
2003 PARKS AND
OPEN SPACE ACREAGE**

Use	Acres
Developed Parks	925
Golf Courses	678
Open Space/Park Preserves	2,370
Undeveloped Parks	417
Roadway Landscape Areas*	206
Greenway/Paseos**	27

Note:

* Roadway landscape areas consist of landscape corridors and medians only. This figure is comprised of existing Landscape and Lighting District maintained areas plus an estimate for the WRSP based on similar population from other plan areas.

** Greenways/Paseos consist of the paseos in the WRSP area as well as the one existing greenway along the Sunrise Corridor.

TABLE VI-2
ROSEVILLE CITY PARKS AND RECREATION AREAS
(As of May 2003)

Existing and Planned Parks/Recreation Areas

1.	Cresthaven Park	47.	Lexington Greens Park
2.	Crestmont Park	48.	NCRSP, Parcel 56
3.	Diamond Oaks Park	49.	NCRSP, Parcel 57
4.	Eastwood Park	50.	NWRSP, Parcel 30
5.	Garbolino Park	51.	SERSP, Old Barn Park
6.	Hillsborough Park	52.	SRSP Park Site 29
7.	Johnson Pool	53.	SRSP Park Site 45
8.	Lincoln Estates Park	54.	SRSP Park Site 48
9.	Maidu Regional Park	55.	SRSP Park Site 56
10.	Oakmont Community Pool	56.	SRSP Parcel 2, 3, 4
11.	Roseville High School Pool	57.	NRSP Park Site Leonard "Duke" Davis Park
12.	Royer Park	58.	NRSP Park Site DC-51, 52, 53, 54
13.	Saugstad Park	59.	NRSP Park Site WN-50
14.	Sculpture Park	60.	NRSP Park Site WN-51
15.	Shirley Ferretti park	61.	NRSP Park Site W-50
16.	Silverado Oaks park	62.	NRSP Park Site W-51
17.	Wanish Park	63.	NRSP Park Site WW-50 (Detention)
18.	Weber Park	64.	NRSP Park Site Bill Santucci Park (Detention)
19.	Woodbridge Park	65.	NRSP Park Site DR-50
20.	Kaseberg Park	66.	HRNSP Melba & William "Al" Erven Park
21.	Diamond Oaks Golf Course	67.	HRNSP Del Stephenson Park
22.	Buljan park	68.	HRNSP Park Site 52
23.	H.D. Elliott Park	69.	HRNSP Park Site 53
24.	Mahany Park	70.	WRSP Parcel F-50
25.	Marco Dog Park	71.	WRSP, Parcel F-51
26.	Mark White Park	72.	WRSP, Parcel F-52
27.	Misty Wood Park	73.	WRSP, Parcel F-53
28.	Olympus Park	74.	WRSP, Parcel F-54 (Fiddymment Park)
29.	R.F. (Rube) Nelson Park	75.	WRSP, Parcel F-55 (Sports Complex)
30.	Ray Lockridge Park	76.	WRSP, Parcel F-56 (Sports Complex)
31.	Summerhill Park	77.	WRSP, Parcel W-50
32.	Twinwood Park	78.	WRSP, Parcel W-51
33.	Vencil Brown Park	79.	WRSP, Parcel W-52
34.	Veterans Memorial Park	80.	WRSP, Parcel W-53
35.	Woodcreek Golf Club	81.	WRSP, Parcel W-54 (Village Green)
36.	Roseville Aquatics Center	82.	WRSP, Parcel W-55
37.	Roseville Sports Center	83.	WRSP, Parcel F-94 (Pocket Park)
38.	Robert Doyle Park	84.	WRSP, Parcel F-95 (Pocket Park)
39.	Adam Baquerra Park	85.	WRSP, Parcel F-96 (Pocket Park)
40.	James Hall Park	86.	WRSP, Parcel F-97 (Pocket Park)
41.	William Taylor Park	87.	WRSP, Parcel F-98 (Pocket Park)
42.	Willard Dietrich Park	88.	WRSP, Parcel F-99 (Pocket Park)
43.	Sylvia Besana Park	89.	WRSP, Parcel F-100 (Pocket Park)
44.	School House Park		
45.	Kenwood Oaks		
46.	Cambria Park		

Open Space Areas¹

- | | | | |
|------|--|------|---|
| 90. | NERSP, Portion of Parcel 16 | 137. | NRSP Parcel WN-82 (Open Space) |
| 91. | NWRSP, Parcel 14 (Open Space) | 138. | NRSP Parcel WN-83 (Open Space) |
| 92. | NWRSP, Parcel 25 | 139. | NRSP Parcel WN-84 (Open Space) |
| 93. | DWSP, Parcel 45 (Blue Oaks North Preserve) | 140. | NRSP Parcel WN-85 (Open Space) |
| 94. | DWSP, Parcel 46 (Central Park Preserve) | 141. | NRSP Parcel W-80 (Open Space) |
| 95. | DWSP, Parcel 47 (Blue Oaks South Preserve) | 142. | NRSP Parcel W-81 (Open Space) |
| 96. | NCRSP Parcel 23 | 143. | NRSP Parcel W-82 (Open Space) |
| 97. | NCRSP Parcel 45 | 144. | NRSP Parcel W-83 (Open Space) |
| 98. | NCRSP, Parcel 80-88 (Lower Watershed) | 145. | NRSP Parcel WW-82 (Open Space/Wetland Compensation) |
| 99. | NCRSP, Parcel 90 (Park/Preserve) | 146. | NRSP Parcel WW-83 (Open Space/Landscape) |
| 100. | NCRSP, Parcel 91 (Park/Preserve) | 147. | NRSP Parcel WW-84 (Open Space/Vegetation Buffer) |
| 101. | NCRSP, Parcel 93 (Park/Preserve) | 148. | NRSP Parcel WW 85 (Open Space/Vegetation Buffer) |
| 102. | NCRSP Parcel 97 | 149. | NRSP Parcel WW-86 (Open Space) |
| 103. | NCRSP, Parcel 98 (Open Space Recreation) | 150. | NRSP Parcel WW-87 (Open Space) |
| 104. | NERSP, Miner's Ravine (Open Space) | 151. | NRSP Parcel WW-88 (Open Space) |
| 105. | NERSP, Secret Ravine (Open Space) | 152. | NRSP Parcel WW-89 (Open Space) |
| 106. | NWRSP, Parcel 73-A | 153. | HRNSP Parcel 70 (Open Space) |
| 107. | NWRSP, Parcel 73-B | 154. | HRNSP Parcel 71 (Open Space) |
| 108. | NWRSP, Parcel 78-79 (Rec Floodway) | 155. | HRNSP Parcel 72 (Open Space) |
| 109. | Linda/Cirby Creek (Open Space Floodway) | 156. | WRSP, Open Space, Parcel F-80 |
| 110. | Dry Creek (Open Space/Floodway) | 157. | WRSP, Open Space, Parcel F-83 |
| 111. | SERSP, Parcel 62 (Parkway Grove Park) | 158. | WRSP, Open Space, Parcel F-84 |
| 112. | Silverado Oaks #7 (Open Space) | 159. | WRSP, Open Space, Parcel F-85 |
| 113. | NCRSP-55B | 160. | WRSP, Open Space, Parcel F-86 |
| 114. | NIPA Park Site (Woodcreek East) | 161. | WRSP, Open Space, Parcel F-87 |
| 115. | NIPA Open Space (Woodcreek East) | 162. | WRSP, Open Space, Parcel F-88 |
| 116. | SRSP Parcel 5 (Open Space) | 163. | WRSP, Open Space, Parcel F-89 |
| 117. | SRSP Parcel 6 (Open Space) | 164. | WRSP, Parcel F-90 (Paseo) |
| 118. | SRSP Parcel 7 (Open Space) | 165. | WRSP, Parcel F-91 (Paseo) |
| 119. | SRSP Parcel 11 (Open Space) | 166. | WRSP, Parcel F-92 (Paseo) |
| 120. | SRSP Parcel 12 (Open Space) | 167. | WRSP, Parcel F-93 (Paseo) |
| 121. | SRSP Parcel 16 (Open Space) | 168. | WRSP, Open Space, Parcel W-81 |
| 122. | SRSP Parcel 25 (Open Space) | 169. | WRSP, Open Space, Parcel W-82 |
| 123. | SRSP Parcel 26 (Open Space) | 170. | WRSP, Open Space, Parcel W-83 |
| 124. | SRSP Parcel 31 (Open Space) | 171. | WRSP, Parcel W-84 (Paseo) |
| 125. | SRSP Parcel 32 (Open Space) | 172. | WRSP, Parcel W-85 (Paseo) |
| 126. | SRSP Parcel 44 (Open Space/Wetland Preserve/View Corridor) | 173. | WRSP, Parcel W-87 (Paseo) |
| 127. | SRSP Parcel 50 (Open Space) | 174. | WRSP, Parcel W-88 (Paseo) |
| 128. | SRSP Parcel 53 (Open Space) | 175. | WRSP, Parcel W-89 (Paseo) |
| 129. | SRSP Parcel 60 (Open Space-Private) | | |
| 130. | NRSP Parcel DC 9-B (Open Space) | | |
| 131. | NRSP Parcel DC 80 (Open Space) | | |
| 132. | NRSP Parcel DC 81 (Open Space) | | |
| 133. | NRSP Parcel Site M-80 (Open Space) | | |
| 134. | NRSP Parcel Site M-81 (Open Space) | | |
| 135. | NRSP Parcel WN-80 (Open Space) | | |
| 136. | NRSP Parcel WN-81 (Wetland Compensation) | | |

¹ Includes open space areas in which various recreational amenities, such as trails, are planned or have been contemplated.

TABLE VI-2
ROSEVILLE CITY PARKS AND RECREATION AREAS
(As of May 2003)

**Existing and Planned School
Recreation Areas²**

176.	Oakmont High School Pool ³	192.	Quail Glen School
177.	Roseville High School	193.	Vencil Brown School
178.	Woodcreek Oaks High School	194.	Excelsior School
179.	Cirby School	195.	Diamond Creek School
180.	Crestmont School	196.	Cooley Middle School
181.	Heritage Oak School	197.	Dry Creek School
182.	Kaseburg School	198.	Catheryn Gates School
183.	Sargeant School	199.	Highland Reserve School
184.	Sierra Gardens School	200.	Stoneridge Elementary School
185.	Spanger School	201.	Coyote Ridge Elementary School
186.	Woodbridge School	202.	WRSP High School Site Parcel F-72
187.	Buljan Intermediate School	203.	WRSP Middle School Site Parcel W-73
188.	Eich Intermediate School	204.	WRSP School Site, Parcel F-70
189.	Olympus Intermediate School	205.	WRSP, School Site, Parcel, F-71
190.	Maidu School	206.	WRSP School Site, Parcel, W-70
191.	Silverado Intermediate School	207.	WRSP School Site, Parcel W-75

² Includes school property available for City programs

³ Joint ownership between City and Roseville High School District

FIG. VI-1

ROSEVILLE 2020

Existing and Planned
City Parks and Recreation Areas

- Existing and Planned Parks/Recreation Areas
- Open Space Areas
- Existing and Planned School Recreation Areas
- Creeks

Note - Numbers correspond to facilities identified in Table VI-2.

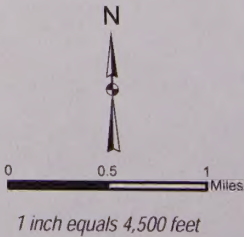


TABLE VI-3 PARK DEFINITIONS

Mini Park

Mini parks are generally less than two acres in size and are designed to serve a concentrated or limited population. They are often developed for a unique or single purpose such as a recreation facility for a neighborhood, a recreation or eating location for employment uses or to preserve an isolated open space resource such as a small clustering of oak trees. Typical improvements at mini parks are play areas, picnic tables and landscaping. Desirable locations for mini parks are within neighborhoods and in close proximity to small lot and higher density residential development, including apartments, condominium complexes and housing for the elderly. Mini parks are also appropriate within business districts.

Neighborhood Park

A neighborhood park can be generally defined as a landscaped park of limited size for passive recreation of all ages, but with designated active areas. Neighborhood parks provide scenic and aesthetic value. Typical improvements found at neighborhood parks include athletic fields, multi-use turf areas, hard courts and playground equipment. Neighborhood parks fall into two categories: those located adjacent to school sites and those not located adjacent to school sites. In general those facilities located adjacent to school sites are larger (typically 6 to 8 acres) and provide more active facilities, while those located away from school sites are smaller (approximately 5 acres) and provide more passive facilities, such as picnicking, turf areas and some natural areas.

Neighborhood/Community Park

This is a hybrid which accommodates both neighborhood and community uses, with more uses than a Neighborhood Park, but less than a Community Park. Typical facilities may include large children's play areas, group picnic facilities, turf areas, ball field for organized sports, off-street parking, restrooms, and game courts. Neighborhood/Community Parks may be located adjacent to school facilities. This definition reflects many of the existing parks in Roseville, such as Royer and Kaseberg Parks.

Community Park

Community parks are designed to accommodate a wider variety and higher intensity of recreational uses than neighborhood parks, and may have unique amenities such as a natural waterway, natural/conservation areas or special facilities. Community parks are larger than neighborhood parks and are intended to serve several neighborhoods. Typical facilities may include large children's play areas, group picnic facilities, turf areas for unsupervised free play, ball fields for organized sports, community buildings, off-street parking and rest rooms. Community parks may also include tennis courts, outdoor concert areas or amphitheater and other special features. Community parks may be located adjacent to school facilities, generally intermediate or high schools. A community park may function as a neighborhood park for the area in which it is located.

City-wide (Regional) Park

City-wide parks are identified as unique recreational centers serving the entire urban population. These consist of extensive park areas that provide service and facilities which are specialized or of City-wide or regional interest. Typical facilities may include large open space areas, large group picnic facilities, rest rooms, nature centers, trail system, scenic drives, community centers, libraries, swimming pools, water-oriented facilities for boating, swimming, and fishing, competitive sports fields, outdoor arenas, play equipment for varied age groups, tennis courts, and concessions. City-wide parks may be located adjacent to high schools.

Roadway Landscape Areas/Greenways/Paseos

Roadway landscape areas/greenways/paseos are identified as areas that are linear in nature, and provide a significant connection within the City between parks, schools, neighborhoods, business, and shopping areas. Typical features of these areas include off-street bike trails, street frontage, landscaping and open turf areas.

School Recreation Areas

School recreation areas are facilities that are developed on school land and are available for use by the City. The facilities may be joint-owned and/or joint-developed. The facilities are subject to use restrictions defined in specific joint-use agreement between the City and the school district. These areas supplement the active recreation facilities available to the City. Typical facilities may include active facilities such as turf ball fields for organized sports, swimming pools, gymnasiums, hard courts, sports courts, and Adventure Clubs. Facilities on school land may not be included as part of park land credit toward the requirement for park land dedications, fees, and exactions because the facilities on school land do not belong to the City of Roseville and are subject to the management of the school districts which could make these facilities unavailable for public recreation.

Note: The multi-use of school and park facilities is also addressed in the School Component of the Public Facilities element.

**TABLE VI-4
PARK STANDARDS**

In the development of parks and recreational facilities, the following standards and definitions shall generally apply:

Components	Neighborhood/Community Park	Open Space	City-wide Park
Acreage/1,000 Population	3 Acres	3 Acres	3 Acres
Desired Size	2-25 Acres	2-100 Acres	25-100+ Acres
Population Served	2,000-3,000	All	All
Service Area	¼ - 2 miles	Citywide	Citywide

The City will maintain flexibility in applying the above standards to best meet the parks and recreation needs of the community. Credit towards meeting the standards may be considered for non-traditional park lands as defined in Table VI-5.

Note: There is not an acreage/1,000 standard for mini-parks. These parks will normally be developed for a unique or single purpose. Where required or provided, mini-parks may be credited towards meeting the neighborhood park acreage requirement.

**TABLE VI-5
PARK SITING CRITERIA**

All Parks

- Locate centrally within designated service area
- Provide convenient and safe access for pedestrians, bicyclists and autos
- Locate with frontage on at least one public street
- Choose sites that have interesting or special features
- Locate parks in areas that can be viewed easily for security reasons
- Locate parks so as to link to existing and planned trails, the open space network and other connections
- Choose sites which avoid possible hazards, such as heavy traffic, railroads, industrial sites or electrical transmission line easements
- Provide buffers between active use areas and adjacent residential development

Mini Parks

- Locate in the interior of neighborhoods or employment areas
- Locate near high density development
- Avoid undevelopable "remainders" or odd-shaped parcels
- Consider opportunities for preserving natural amenities

Neighborhood Parks

- Locate with frontage on collector streets when possible, especially when located adjacent to school sites
- Avoid separation of park and residential areas by major arterial or other barriers
- Limit activities which generate traffic from outside the neighborhood
- Plan for more active facilities when in conjunction with school sites
- Provide off-street parking when located adjacent to schools sites

Open Space Areas

- Locate consistent with the Open Space Element
- Provide access to open space areas except those areas sensitive to human presence
- Provide an interconnecting system of open space corridors and, where feasible, incorporate bikeways and pedestrian paths
- Incorporate special or unique features

Neighborhood/Community Parks

- Located with frontage on collector street when possible, especially when located adjacent to school sites
- Avoid separation of park and residential areas by major arterials or other barriers
- Plan for more active facilities
- Provide off-street parking

Community Parks

- Locate with frontage on major collector or arterial roadway
- Locate adjacent to intermediate or high schools, when possible
- Locate larger, more active facilities away from residential neighborhoods
- Provide off-street parking

City-wide Parks

- Locate adjacent or accessible to/from major arterials or freeways to provide maximum degree of accessibility
- Locate larger, more active facilities away from residential neighborhoods
- Provide off-street parking
- Incorporate special or unique features

Roadway Landscape Corridors/Greenways/Paseos

- Roadway Landscape Corridors are located with frontage on residential collectors or arterial roadways, or located within a major arterial.
- Greenways or Paseos may be located between residential subdivisions with full roadway frontage.
- Provide major connections between parks, schools, neighborhoods, business, and shopping areas.
- Incorporate off-street bike trails, landscaping, and open turf areas.

TABLE VI-6 PARK CREDIT IMPLEMENTATION CHART

Non-traditional park lands may be granted partial credit towards meeting the 9 Acre/1,000 park to population standard if they provide some form of recreational value. Recreational value is defined as a measure of public accessibility and recreational improvements. This may include bike paths along creekways or along golf courses, vernal pools with walking, picnicking and interpretive signage, etc. A credit ratio range of between 5:1 and 10:1 may be given for these lands, only after the active (traditional) recreation needs of the community have been met¹.

The ability to receive credit, and the amount of credit given, will be determined by the City on a case by case basis dependent upon: recreational value; accessibility and potential benefit to the community of the land or improvements; and the benefit generated to the City as a whole. Park credit for non-traditional park lands may only be considered at the specific plan stage, and not on an individual project by project basis. Credit shall only be granted where provisions are included to ensure that the credited lands or facilities remain at their intended credited use on a long-term basis.

The following public lands may be considered by the City to receive partial park credit:

- Floodways
- Wetlands
- Oak Woodlands
- Riparian Areas
- Public Greenbelts (pathway areas that allow public access from one place to another)
- Public Golf Courses
- Unique Natural or Cultural Resources

¹ A credit ratio range of between 5:1 and 10:1 means that 1 acre of park credit may be granted towards meeting the park land requirement for every 5 to 10 acres of accepted non-traditional park land.

C. GOALS AND POLICIES

GOAL PARKS AND RECREATION

Goal 1 Provide adequate park land, recreational facilities and programs within the City of Roseville through public and private resources.

Goal 2 Provide residents with both active and passive recreation opportunities by maximizing the use of dedicated park lands and open space areas.

Policies:	Park and Recreation	<i>Implementation Measures</i>
1.	The City shall ensure the provision of 9 acres of park land per 1,000 residents	- <i>Park Definitions, Standards and Siting Criteria</i> - <i>Park Facilities Ordinance</i> - <i>Specific Plans</i> - <i>Development Review Process</i> - <i>Dedications, Fees and Exactions</i> - <i>Funding Sources</i> - <i>Parks and Recreation Comprehensive Master Plan</i>
2.	Retain flexibility in applying parks standards, in terms of size, facilities and service areas, so that existing and future needs can be met.	- <i>Park Definitions, Standards and Siting Criteria</i> - <i>Park Credit Implementation Chart</i> - <i>Parks and Recreation Comprehensive Master Plan</i>
3.	Consider allocating park credits for lands that provide active and passive recreational value	- <i>Park Credit Implementation Chart</i>
4.	Base the provision of parks and recreation facilities on the needs of Roseville residents and assess these needs periodically	- <i>Specific Plans</i> - <i>Parks Master Plan</i> - <i>Interagency Coordination</i> - <i>Public Participation</i>
5.	Cooperate with other jurisdictions to provide regional recreation facilities, where appropriate	- <i>Park Definitions, Standards and Siting Criteria</i> - <i>Intergovernmental Cooperation</i>
6.	Take into consideration energy efficiency and water conservation, including the use of treated wastewater, in park development, and design	- <i>Water and Energy Conservation</i> - <i>Wastewater Reuse</i> - <i>Water Efficient Landscape Requirements</i>

7.	Plan for safe and secure parks and recreation areas.	- <i>Park Definitions, Standards and Siting Criteria</i> - <i>Development Review Process</i> - <i>Parks and Recreation Comprehensive Master Plan</i> - <i>Park Safety and Interpretive Programs</i>
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8.	Require that parks and recreational facilities be phased or fully completed so as to be available as adjacent residential uses are developed.	- <i>Specific Plans</i> - <i>Development Review Process</i>
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9.	Continue to maintain and upgrade as necessary City parks and open space areas through the Parks and Recreation Department, to assure safe, clean and orderly facilities	- <i>Park Maintenance</i>
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10.	Continue to provide a wide variety of programs, activities, and educational opportunities for the community	- <i>Parks and Recreation Comprehensive Master Plan</i> - <i>Public Participation</i> - <i>Intergovernmental Cooperation</i> - <i>Park Safety and Interpretive Programs</i>
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11.	Through parks and recreation facilities and programs, accommodate those with special needs, including teenagers, seniors and the disabled, and meet the requirements of the American Disabilities Act.	- <i>Parks and Recreation Comprehensive Master Plan</i> - <i>Public Participation</i>
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12.	Ensure that new public parks and greenways provide adequate funding for initial development, as well as ongoing maintenance and operation	- <i>Parks and Recreation Comprehensive Master Plan</i> - <i>Park Maintenance</i> - <i>Dedication, Fees, Exactions</i> - <i>Funding Sources</i> - <i>Specific Plans</i>
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D. IMPLEMENTATION MEASURES

1. Park Definitions, Standards and Siting Criteria

Use the Parks Definitions, Standards and Siting Criteria reflected on Tables VI-2, VI-3 and VI-4 of this element and the Parks and Recreation Master Plan, Parks Vision 2010, to plan for future parks and recreation facilities. These guidelines shall be used to allow the City flexibility for varying circumstances, in terms of size, facilities and service areas, to ensure that existing and future needs are met. (*Policies 1, 2, 5, and 7*)

2. Specific Plans (Ongoing)

Ensure that future and revised specific Plans include parks and recreation facilities consistent with the standards of this element. Such plans shall identify the future recreation needs of the area, based on the projected population and demographic characteristics, and designate the appropriate recreational lands. The specific plans shall address park acreage credits, acquisition or dedication, and financing, timing and maintenance. Utilize development agreement to secure these provisions. (*Policies 1, 4 and 8*)

3. Development Review Process (Ongoing)

Continue the City's development review in accordance with the requirements contained in such documents as the Zoning Ordinance, Sign Ordinance, Subdivision Ordinance and Subdivision Map Act, Transportation Systems Management Ordinance, the Specific Plans, the California Environmental Quality Act, and other statutes.

Consult the Parks and Recreation Department, and other affected agencies, as a result of any development proposal that may have an impact on parks and recreational facilities. Any comments and recommended mitigation will be

considered during the review process. Development review shall address the need for park facilities, timing and provision of such facilities, and the design relationship between parks and adjacent development. (*Policy 1, 7 and 8*)

4. Dedications, Fees and Exactions (Ongoing)

The City shall require new residential development to dedicate land or pay in-lieu fees toward the provision of parks at the 9 acre/1,000 population standard. The City shall utilize its charter city authority and legal authority to ensure compliance with the General Plan standards for park dedication. (*Policy 1*)

5. Funding Sources (Ongoing)

Continue to pursue both existing and alternative sources of funding to provide for initial construction and ongoing maintenance of parklands and recreational facilities that will adequately meet community needs. Existing sources include the Neighborhood Park Fees, City-wide Park Fees and funds from Landscape and Lighting Districts and Community Services Districts. Other sources may include state bond acts, federal and state grants, assessment districts and public/private partnerships. Recreational facilities may be provided through fund raising efforts by civic and community organizations. Neighborhood groups may be an additional source of finance and voluntary labor to meet recreational needs. (*Policy 1*)

6. Park Credit Implementation Chart (Existing)

The city may consider granting park credit for non-traditional land in accordance with the Park Credit Implementation Chart (Table VI-5). This chart includes a credit ratio range that may be applied to the listed open space lands with recreational value. The City may only consider credit for these lands after the active recreation needs (ball fields, turf areas, hardcourts) for the area have been met. (*Policies 2 and 3*)

7. Parks and Recreation Comprehensive Master Plan (Existing)

The Parks and Recreation Comprehensive Master Plan was adopted by the City Council on May 17, 1995.

The Parks and Recreation Comprehensive Master Plan should be updated a minimum of every three years and/or with any significant modification to the city's land use allocation. The Plan will be used to ensure continual review and updating of recreation facility standards. Periodic survey of City-administered recreation programs should also be conducted by the Parks and Recreation Department in order to evaluate the content and popularity of programs being offered. (Policies 4, 7, 10 and 11)

8. Interagency Coordination (Ongoing)

Coordinate with local school districts to provide additional park and recreation areas in conjunction with school facilities. This coordination shall occur consistent with the goals and policies of the School Component of the Public Facilities Element. Maximize active recreation opportunities for Roseville residents, including ball fields, turf areas, and hard courts through joint use area. (Policy 4)

9. Public Participation (Ongoing)

Actively solicit public participation in the planning and development of parks and recreational programs to more effectively meet the needs of City residents. The primary means of public input will be through the Parks and Recreation Commission, City Council, public workshops, and surveys. Both the Parks and Recreation Commission and City Council review and act upon recreation improvements and programs. Additional resources include organizations such as the Seniors Commission and the Cultural Arts Commission. (Policies 4, 10 and 11)

10. Intergovernmental Cooperation (Ongoing)

Continue to pursue a regional approach to planning and development of recreational facilities to help ensure optimal use of existing parks and natural resources. Cooperate with neighboring communities toward joint-use of park lands and facilities, and full use of open space areas. Additionally, the Parks and Recreation Department should continue to confer with other jurisdictions in an effort to identify new programs that have proven successful in other communities. (Policies 5 and 10)

11. Water and Energy Conservation (Existing)

Develop and design parks, golf courses and other recreation lands consistent with the Water and Energy Conservation Component of the Public Facilities Element. Incorporate water and energy conservation measures into the design of recreational facilities. The Parks and Recreation Department should adopt landscaping and maintenance practices which conform to the conservation standards set forth in the Public Facilities Element. (Policy 6)

12. Recycled Water Use (Existing)

Actively pursue the use of recycled water in appropriate irrigation applications for park, golf course and other recreation landscapes consistent with the provisions of the Public Facilities Element. If feasible, extend recycled water to include wildlife or wetland habitat reclamation for incorporation into City park lands. (Policy 6)

13. Water Efficient Landscape Requirements (Ongoing)

The City's Planning, Environmental Utilities, and the Parks and Recreation Departments, will continue to implement the water efficient landscape requirements to meet the standards for water conscious landscaping and to reduce

water use in development projects. The requirements specify use of trees and other vegetation in new development. The requirements should also be applied in the design and development of City parks and recreation facilities and be consistent with the provisions of the Water and Energy Conservation Component of the Public Facilities Element. *(Policy 6)*

what sources, and time frames, the facilities will be provided.
(Policies 1,4, 7,9, 10, 11 and 12)

14. Public Education and Interpretive Programs *(Ongoing)*

Continue the Parks and Recreation Department's public education and interpretive programs to preserve and protect the City's parks through prevention, enforcement, community education and public relations activities. The programs are designed to develop appreciation of natural resources and the historical value of the Roseville park system through a variety of interpretive and educational awareness programs. *(Policies 7 and 10)*

15. Park Maintenance *(Ongoing)*

The City's Parks and Recreation Department will continue to maintain the City's parks and recreation lands, including open space areas that have recreation value. New development areas will be required to identify resources for the maintenance of future parks and recreation lands. This will include exploring the establishment of maintenance assessment districts. *(Policy 9)*

16. Development Agreements *(Ongoing)*

The City shall require proponents of new development to enter into an agreement specifying their fair share obligations for the construction and maintenance of parks and recreation facilities, including greenways and paseos. The intent of the agreement shall be to provide 100% of the needed facilities, unless the City makes findings that there are special circumstances (economical or social benefit to the City and its residents), and will indicate from

VII. PUBLIC FACILITIES ELEMENT



2020

PUBLIC FACILITIES

Civic and Community Facilities
Schools
Electric/Private-Owned Utilities
Water System
Wastewater and Recycled Water Systems
Solid Waste, Source Reduction & Recycling
Water and Energy Conservation
Extension of City Services

In order to serve the needs of its citizens, the City of Roseville recognizes the importance of establishing goals and policies relating to public facilities. A city's ability to consistently provide adequate services strengthens the community as a whole by advancing the health and well-being of its residents and enterprises. It is appropriate, therefore, that the City chooses to incorporate a Public Facilities Element as an optional element into its General Plan.

Roseville prides itself on being a full-service city. As shown in the Public Service Providers chart (Table VII-1), Roseville provides water, wastewater, recycled water, solid waste, electric, and library services to its residents. School services are provided by the local school districts.

Ongoing surveys of Roseville citizens show that the majority of residents are highly satisfied with the City's level of public services.

The purpose of the Public Facilities Element is to identify facility and service needs of the community as growth and development occur.

The City is targeting its service level and improvement standards over the next 15 to 20 years to accommodate the land use allocation identified in the Land Use Element of the General Plan. In addition, performance standards have been identified to ensure that desired service levels are maintained should the City decide to expand beyond this current allocation.

Roseville originally adopted a Public Facilities Element in 1977 that was amended in 1988 and 1991. It focused on the need to identify changes in infrastructure requirements as growth and development occur. Having set a five-year course in most instances, the element recognized the need to regularly monitor and evaluate the City's service requirement capacity. Minor technical updates to the Public Facilities Element occurred in 2002.

The current Public Facilities Element reinforces the philosophy contained in the previous element. Additionally, it clarifies and refines the goals and policies by focusing on specific

implementation measures to achieve the desired outcomes.

The rate of growth is a critical factor in ensuring that improvements are in place to service the planned development. For this reason, the Public Facilities Element must anticipate the City's response to development pressures and the role that public services will play in facilitating such development.

Roseville is dedicated to actively exploring regional solutions to the issues that are accompanying growth in Placer and Sacramento Counties. Recognizing the regional implications of local decision-making, the Public Facilities Element reflects the City's desire to cooperatively pursue solutions to regional issues with neighboring jurisdictions.

While public services and facilities may logically include hospitals, flood control, and fire and police protection, these issues have been assigned to the Safety Element of the General Plan. In addition, the General Plan includes a separate Parks and Recreation Element. The contents of the Public Facilities Element focus on the following components:

Civic and Community Facilities examines goals and policies for the facilities that constitute the dwelling place for governmental and community-centered activities. The component reflects the vision of Central Roseville as not only an economic unit, but an historic and symbolic center of the community. At the same time, it emphasizes the importance of extending social and cultural resources to outlying neighborhoods in the form of clustered facilities, including parks, senior centers, and meeting places. Libraries are an integral part of these facilities, offering reading materials, educational programs, cultural activities, and public forums to an active and informed community.

Schools underscores the need for the City to work cooperatively with the various school districts and landowners within its boundaries toward the financing, joint-use, and provision of adequate school facilities. This is particularly critical in the face of rapid growth and diminishing State funding.

Electric & Privately-Owned Utilities acknowledges the function of utilities in providing the foundation for a safe, healthy, and efficiently managed community. Natural gas, electric, telephone, and cable service comprise the network needed to achieve this goal.

Water System emphasizes the need to accommodate planned new growth and, at the same time, satisfy the needs of current residents. This necessitates continual monitoring of the existing system's capacity and consideration of possible expansion.

Wastewater and Recycled Water Systems define the City's approach to growth and development, both within and outside its boundaries, as it relates to wastewater and recycled water. Changing requirements necessitate continual examination of wastewater systems on both the local and regional levels to anticipate the expansion required to adequately service the City. Changing regulatory requirements also necessitates continual examination of recycled water use in the region.

Solid Waste Collection, Disposal, Source Reduction and Recycling addresses the City's role in its joint powers agreement with other Placer County jurisdictions to participate in regional solutions to solid waste disposal, reduction, and recycling. The City's goals and policies target reduction in the quantity of future generated waste while providing a safe and efficient system for solid waste disposal.

Water & Energy Conservation outlines the goals and policies with regard to this issue. Increasing demand as a result of rapid growth, coupled with decreasing supplies of natural resources, challenges the City to balance conservation efforts and energy supplies while providing maximum benefit to City residents and businesses.

Extension of City Services details the City's policy on extending water, wastewater, recycled water, solid waste, and electric service to areas outside City boundaries. These public facilities play a vital part in growth development. It is the intent of this component to specify conditions for provision of these services to outlying areas in a manner that does not compromise the quality of life for the citizens of Roseville.

In reviewing each component's goals and policies as contained in the Public Facilities Element, it is evident that success in the overall implementation of the element is contingent upon effective monitoring and reporting of growth in relation to public service levels.

It is an underlying goal of the entire Public Facilities Element that adequate services be provided for residents and enterprises and that new development contribute its fair share toward the provision of these services and facilities.

TABLE VII-1
PROVIDERS OF PUBLIC SERVICES FOR THE CITY OF ROSEVILLE

Cable Television	<i>Comcast</i>
Electricity	<i>City of Roseville</i>
Fire and Police Protection	<i>City of Roseville</i>
Flood Control and Drainage	<i>City of Roseville</i>
Library	<i>City of Roseville</i>
Natural Gas	<i>Pacific Gas & Electric</i>
Parks and Recreation	<i>City of Roseville</i>
Recycled Water Services	<i>City of Roseville</i>
Schools	<i>Roseville Joint Union High, Eureka Union, Dry Creek Joint, Roseville City, and Center Unified School Districts</i>
Solid Waste	<i>City of Roseville</i>
Street Lighting and Maintenance	<i>City of Roseville</i>
Telephone	<i>SureWest Communications</i>
Wastewater Services	<i>City of Roseville</i>
Water Services	<i>City of Roseville San Juan Water District Placer County Water Agency</i>

CIVIC AND COMMUNITY FACILITIES

A. SETTING

The City of Roseville owns and operates civic facilities comprised of buildings and properties that are used not only for the daily operation of City government, but for community-based activities of its local citizens. These facilities include:

Civic Center: The Civic Center is located at 311 Vernon Street in downtown Roseville. The Civic Center currently houses the following City functions: City Manager, City Attorney, Finance, Personnel, Risk Management, City Clerk, Economic and Community Services, Community Development, Public Works administration, Building, Engineering, and Planning. The City's Police Department is located at 1051 Junction Boulevard. The administrative offices for the Fire Department and Parks and Recreation Department are located at 401 Oak Street, across the street from the Civic Center.

Community Facilities: The Maidu Community Center located at 1550 Maidu Drive currently serves as the primary facility for general community use. Other community facilities include the Carnegie Museum in Old Town, the Maidu Interpretive Center at 1960 Johnson Ranch Drive, and the Roseville Sports Center at 1545 Pleasant Grove Boulevard and the Aquatics Complex at 3051 Woodcreek Oaks Boulevard. As demand for such facilities increases in outlying neighborhoods of the City, additional facilities will be required to achieve the objective of creating neighborhood centers. The North Central, Northwest, and West Roseville Specific Plan areas include community center buildings in conjunction with planned park sites.

Public Library System: The library system provides facilities and services for people within the community as a vital public service and contributor to the community's quality of life. The facilities consist of the Main Library in the Civic Center and the Maidu Branch on the City's east side. An additional library branch is planned for in the Northwest Specific Plan area at Mahaney Park.

Corporation Yard: The Corporation Yard is presently located at 2005 Hilltop Circle. The facility houses administrative offices and work storage areas for the following City functions: Central Stores and Purchasing, City Garage, Environmental Utilities Department, Parks Department, the Fire Training Facility, and the Streets Department.

Electric Department: Roseville Electric operates and maintains the City's electric utility system. Its service center and corporation yard facilities are located at 2090 Hilltop Circle. The building houses all Roseville Electric employees. Utility billing and meter reading are handled by the City's Finance Department located at the Civic Center at 311 Vernon Street.

Existing and planned City facilities are reflected on the Existing and Planned Civic and Community Facilities Map (Figure VII-1). While fire station sites are depicted on this map, specific discussion related to these facilities is included in the Safety Element. Park and golf course facilities are mapped in the Parks and Recreation Element.

B. OUTLOOK

Roseville's civic facilities have recently undergone significant changes resulting from the implementation of various plans. These include the City's Civic Center Master Plan, the Corporation Yard Master Plan, and the development and Planning of neighborhood facilities within the specific plan areas.

The Civic Center at 311 Vernon Street was dedicated in May 2002. Its construction was a result of implementation of the Civic Center Master Plan reflecting a commitment to retain primary City administrative functions in the Downtown area.

Upon full implementation of the plan, the City Hall Annex will no longer be used for City administrative functions. Future potential uses

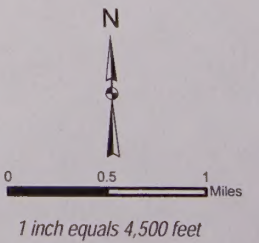
may include public meeting space, offices, and development by the private sector.

Increased demand for services will occur in neighborhoods located away from the City center as well. Anticipating future residential need of community facilities will allow for population expansion without diminishing the opportunities for enrichment in Roseville's outlying areas. The nine Roseville specific plans each designate areas for neighborhood level recreational facilities and other multi-purpose meeting facilities. This may be accomplished through joint use facilities/agreements between the City and School Districts.

ROSEVILLE 2020

Existing and Planned Civic and Community Facilities

- 1 City Hall - 311 Vernon St
- 2 City Hall Annex - 316 Vernon St
- 3 Police Department - 1051 Junction Bl
- 4 Roseville Electric - 2090 Hilltop Cir
- 5 Fire Department Station #1 - 401 Oak St
- 6 Fire Department Station #2 - 1398 Junction Bl
- 7 Fire Department Station #3 - 1300 Cirby Way
- 8 Fire Department Station #4 - 1900 Eureka Rd
- 9 Fire Department Station #5 - 1565 Pleasant Grove Bl
- 10 Fire Department Station #6 - 1430 E Roseville Pkwy
- 11 Fire Department Station #7 - NCRSP Parcel 65
- 12 Fire Department Station #8 - To Be Developed
- 13 Main Library 225 - Taylor St
- 14 Maidu Branch Library - 1530 Maidu Dr
- 15 Maidu Community Center - 1550 Maidu Dr
- 16 Parks and Recreation Department - 401 Oak St
- 17 Dry Creek Wastewater Treatment Plant - 1800 Booth Rd
- 18 Corporation Yard - 2005 Hilltop Cir
- 19 Water Treatment Plant - Barton Rd
- 20 Pleasant Grove Wastewater Treatment Plant - Phillip Rd
- 21 Roseville Sports Center and Planned Mahany Library -1545 Pleasant Grove Bl
- 22 Carnegie Library - 557 Lincoln St
- 23 Roseville Aquatics Complex - 3051 Woodcreek Oaks Bl
- 24 Maidu Interpretive Center - 1960 Johnson Ranch Rd
- 25 Cable Studio Channel 8
- 26 Woodcreek Golf Club
- 27 Diamond Oaks Golf Course - 349 Diamond Oaks Rd
- 28 Regional Soccer Complex (Future)
- 29 Regional Park (Future)
- 30 Fire Department Station #9



C. GOALS AND POLICIES

GOALS: **CIVIC CENTER, COMMUNITY AND MAINTENANCE FACILITIES**

- Goal 1** Continue to focus City administrative facilities downtown by providing efficient expansion opportunities to fill future needs, good public service and access, and a quality civic architectural image for the downtown area.
- Goal 2** Cluster and connect community facilities in neighborhood centers, including parks, libraries, and community centers.
- Goal 3** Expand and consolidate public service and maintenance operations in order to adequately and efficiently serve the needs of City residents and businesses.
-

Policies:	Civic Center, Community and Maintenance Facilities	<i>Implementation Measures</i>
-----------	--	--------------------------------

- | | | |
|---|---|---|
| 1. | Continue to implement the Civic Center Master Plan | <ul style="list-style-type: none"> - <i>Civic Center Master Plan</i> - <i>Facilities Fee</i> |
| <hr style="border-top: 1px dashed black;"/> | | |
| 2. | Develop clustered community facilities, including libraries, parks, schools, community centers, and public meeting places, to maintain high quality services at the neighborhood level. | <ul style="list-style-type: none"> - <i>Intergovernmental Coordination</i> - <i>Parks and Recreation Comprehensive Master Plan</i> - <i>Specific Plans</i> - <i>Alternative Funding Sources</i> |
| <hr style="border-top: 1px dashed black;"/> | | |
| 3. | Implement the Corporation Yard Master Plan, including consolidation and expansion of existing maintenance services, at the Hilltop site. | <ul style="list-style-type: none"> - <i>Facilities Fee</i> - <i>Corporation Yard Master Plan</i> |
-

GOALS: PUBLIC LIBRARY SYSTEM

Goal 1 Recognize Library Services as a vital public service that contributes to the community's quality of life.

Goal 2 Provide services and locate library facilities to adequately serve all City residents.

Policies:	Public Library System	Implementation Measures
1.	Continue to provide a variety of library programs serving library users of all age groups.	- <i>Public Involvement</i>
2.	Maintain the main library in downtown as a key public service in the Civic Center.	- <i>Civic Center Master Plan</i>
3.	Provide branch libraries at the neighborhood level to service residents within a five-mile radius of each facility.	- <i>Specific Plans</i> - <i>Dedications, fees, and exactions</i>
4.	Provide branch libraries to service population increments of $\pm 20,000$	- <i>Specific Plans</i> - <i>Public Involvement</i> - <i>Dedications, fees, and exactions</i>
5.	Plan for the clustering and connection of community facilities in neighborhood centers, including parks, libraries, and community centers.	- <i>Parks and Recreation Comprehensive Master Plan</i> - <i>Specific Plans</i> - <i>Alternative Funding Sources</i>
6.	Continue to cooperate with the local school districts and Placer County in the provision of high quality library services.	- <i>Intergovernmental Coordination</i> - <i>California Library Services Act</i> - <i>Mountain-Valley Library System</i>

D. IMPLEMENTATION MEASURES

1. Civic Center Master Plan

(Ongoing)

Actively implement the Civic Center Master Plan. This plan assesses the central staffing and facility needs for central administrative and community functions; it facilitates coordination of operations between inter-dependent departments; and, it emphasizes efficiency through centralization and "one-stop service" for public activities, whenever possible. Financing mechanisms are outlined in the plan's implementation program.

(CC Policy 1 and PLS Policy 2)

2. Facilities Fees

(Existing)

Continue to collect and adjust the City's Community Facilities Fee. This fee is used to fund civic and community facilities pursuant to adopted master plans. (CC Policies 1 and 3)

3. Intergovernmental Coordination

(Ongoing)

Coordinate City recreation, library, and planning efforts with the school districts, Placer County, and other applicable agencies. Such coordination will help to ensure the clustering of community activities and should emphasize expansion and diversity of services and facilities rather than duplication. (CC Policy 2 and PLS Policy 6)

4. Parks and Recreation Master Plan-Park Visions 2010

(Existing)

Implement the Parks and Recreation Master Plan as specified in the Parks and Recreation Element. The Parks Master Plan should be updated a minimum of every three years and/or with any significant modification to the City's land use allocation. The Plan will be used to ensure continual review and updating of

recreation facility standards. Periodic survey of City-administered recreation programs should also be conducted by the Parks and Recreation Department in order to evaluate the content and popularity of programs being offered. (CC Policy 2 and PLS Policy 5)

5. Specific Plans

(Ongoing)

Ensure that proposed Specific Plans are consistent with the goals and policies of this element. Provide the planning and designation of clustered community centers with libraries, community activity areas, and park lands suitable for meeting the local needs of residents or workers. Utilize development agreements to secure funding and timing requirements. (CC Policy 2 and PLS Policies 3, 4 and 5)

6. Alternative Funding Sources

(Ongoing)

Actively pursue alternative funding sources for community facilities. Such sources may include the use of special assessment districts; bonds; Mello-Roos Community Facilities Districts; Landscaping & Lighting Districts; and, Marks-Roos Districts, among others, to fund necessary community facilities, including parks, community centers, and libraries. (CC Policy 2 and PLS Policy 5)

7. Corporation Yard Master Plan

(Ongoing)

Implement the Corporation Yard Master Plan that anticipates growth needs through expansion and consolidation. The plan specifies standards for efficient and safe daily operation within the Administration Building, Shop Complex, Vehicle Maintenance Garage, Central Stores and Purchasing. (CC Policy 6)

8. Public Involvement

(Ongoing)

Active solicitation of the public for involvement in the siting of community facilities and identification of programs should occur through the public meeting and review process.

Community-based organizations, including Friends of the Library and the Roseville Library Board, should be consulted and included in the decision-making process to strengthen support for the library programs. *(PLS Policies 1 and 4)*

9. California Library Services Act and the Library of California Act *(Existing)*

The State of California encourages networking among libraries implementing the provisions of the California Library Services Act and Library of California Act. The acts promote resource-sharing among all types of libraries (public, school, academic, and business). Demonstration of such efforts entitles the participating libraries to receive reimbursement funds from the State.

The City should continue to actively pursue State funding and support for inter-library resource sharing programs through this legislation. Funds offset costs for inter-library loans and provide per-transaction reimbursement to the Roseville Library System as a "net lender." *(PLS Policy 3)*

10. Dedications, Fees and Exactions *(Ongoing)*

Require, as a condition of project approval, dedication of land for needed facilities or the payment of appropriate fees and exactions to help offset municipal costs of facilities expansion. *(PLS Policies 3 and 4)*

11. Mountain-Valley Library System *(Ongoing)*

Continue to participate in the Mountain-Valley Library System that facilitates resource-sharing among regional libraries within the system. *(PLS Policy 3)*

SCHOOLS

A. SETTING

Within the City of Roseville, one high school district and three elementary districts serve the needs of the student population. These include the Roseville Joint Union High, Eureka Union, Dry Creek Joint, and Roseville City School Districts. Figure VII-2 reflects existing and proposed school facilities within the City as well as the school district boundaries. Private schools and a community college district also exist within the City of Roseville.

The Roseville Joint Union High School District encompasses the entire City limits and includes portions of unincorporated Placer and Sacramento Counties. The district is presently served by seven high schools: Roseville, Oakmont, Woodcreek, Granite Bay, Adelante, Independence, and Roseville Adult High School. The enrollment in October 1999 was 6,844 students.

Eureka Union School District serves a small area of Roseville along its eastern limits. The school district has three primary schools within the City limits. The enrollment in October 1999 was 1,343 students. Dry Creek Joint Union School District has three elementary and one middle school that serve the western region of the City. In October 1999, enrollment was 2,735 students. Roseville City School District serves elementary and intermediate school needs. The district has nine elementary schools, two junior high schools, and one middle school serving 5,840 students in October 1999.

The City's nine existing specific plans include specific policy language that addresses City/district cooperation in the construction and phasing of school facilities. The Del Webb Specific Plan and a small portion of the West Roseville Specific Plan, includes an age-restricted adult community, does not generate the need for, nor include, school facilities, but does pay mitigation fees through an agreement. The City and the district boards have a long-standing history of coordination on financing and development issues. Given the tremendous growth pressures being experienced by the schools, the City recognizes the need to address and strengthen the goals and policies in the General Plan.

The focus of the policies in the Schools Component is on financing, timing, and joint use of school facilities. The greatest challenge facing Roseville schools is financing new school facilities in light of the State's inability to provide sufficient funding for enrollment increases. What roles the City and the development community should play is critical in providing a quality education for the City's children. A related issue is the timing of the provision of school facilities relative to development. The optimal utilization of joint-use facilities to avoid duplication of services between the City and the districts is also critical.

B. OUTLOOK

Based upon the growth projections, it is anticipated that within the five districts a minimum of three high schools, two continuation high schools, one alternative high school, 18 elementary, and six intermediate schools will be needed to meet growth demands associated with the current General Plan land use allocation. Locations for a majority of these facilities have been identified, and some are already constructed. Additional facilities will be required should the City decide to expand its population.

In implementing its policies, the City shall work cooperatively with the school districts to pursue all sources of financing. Working within current constraints, the City will be challenged with decision-making as to the financing, joint-use, and timing of school facilities.

A. SETTING

There are two main types of schools in the district. The first type is the elementary school, which is a small building with a playground. The second type is the high school, which is a larger building with a gymnasium and a cafeteria. The schools are located in various parts of the district, and the district is responsible for providing transportation for students.

The district is responsible for providing transportation for students. The district has a fleet of buses that serve the district. The buses are operated by a private company, and the district pays for the service. The district is also responsible for providing transportation for students who are unable to walk to school.

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B. OUTLOOK

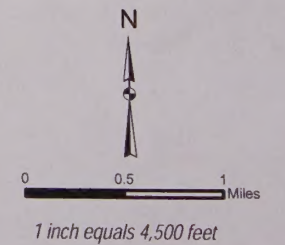
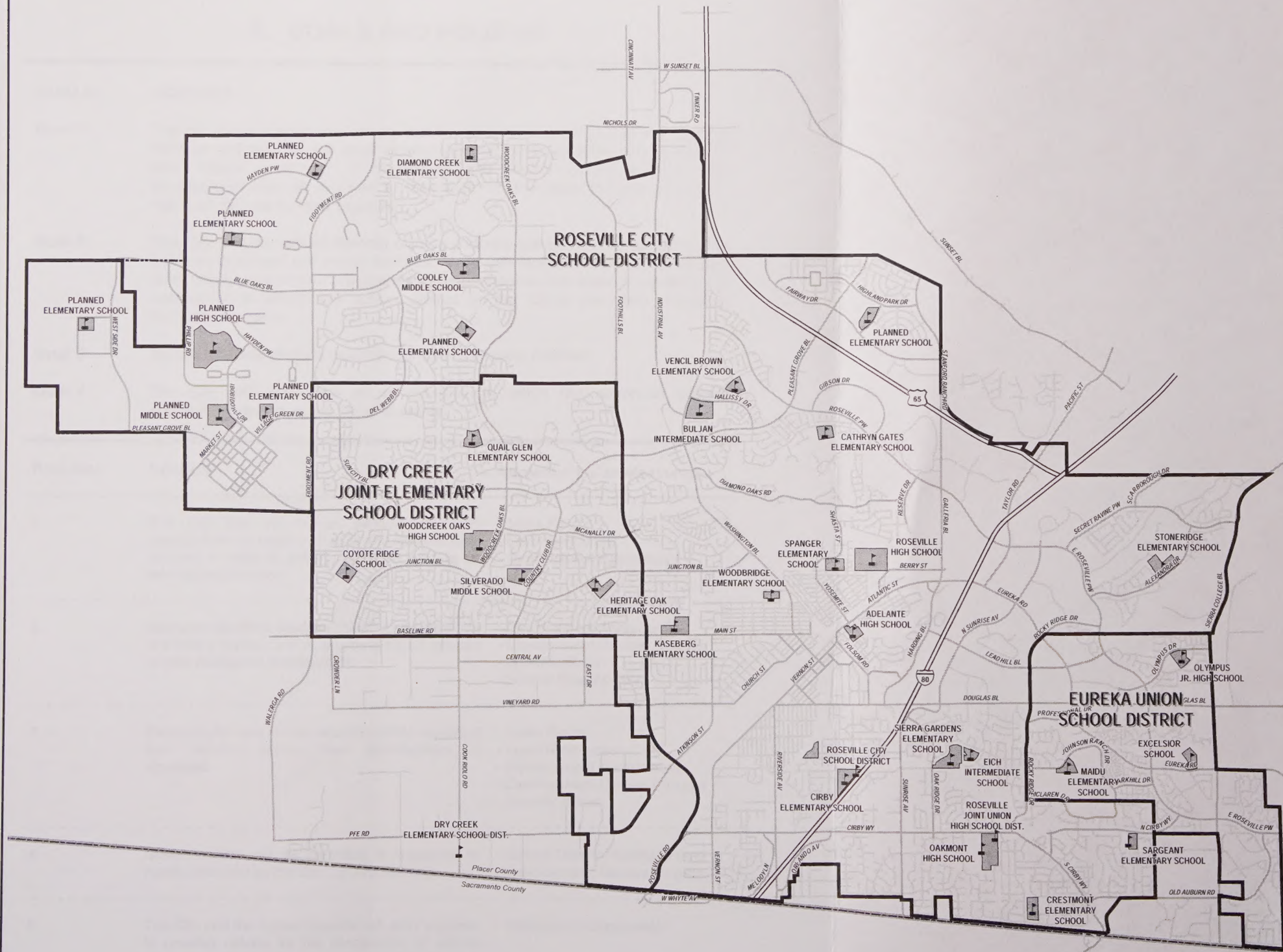
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ROSEVILLE 2020

*Existing and Planned
Schools and District boundaries*

-  Existing and Planned Schools
-  School District Boundary



C. GOALS AND POLICIES

GOALS: SCHOOLS

- Goal 1** The provision of adequate school facilities is a community priority. The school districts and the City will work closely together to obtain adequate funding for new school facilities. If necessary, and where legally feasible, new development may be required to contribute, on the basis of need generated, 100% of the cost for new facilities.
- Goal 2** The City and the school districts enjoy a mutually-beneficial arrangement in the joint-use of school and public facilities. Joint-use facilities shall be encouraged in all cases unless there are overriding circumstances that make it impossible or detrimental to either the school district or the City's park and recreation facilities/programs.
- Goal 3** School facilities shall be available for use in a timely manner.
- Goal 4** The City will work with all school districts within the region to provide educational opportunities for all students.

Policies:	Schools	Implementation Measures
1.	The City and the school districts will work cooperatively to explore all local and State funding sources in order to secure adequate funding for new school facilities.	- State Funds - Local Resources - Development Agreements
2.	Adequate facilities must be shown to be available in a timely manner before approval will be granted to new residential development.	- Development Agreements - Development Review Process - Specific Plans - School Phasing Plan
3.	Financing for new school facilities will be identified and secured before new development is approved.	- State Funds - Local Resources - Development Agreements - Development Review Process - Specific Plans
4.	State facilities will be provided in response to needs identified by the districts and the City.	- School District Facilities Plans - Development Review Process
5.	The City and the school districts will work together to develop criteria for the designation of school sites and consider the opportunities for reducing	- Interagency Cooperation

the cost of land for school facilities. The City shall encourage the school districts to comply with City standards in the design and landscaping of school facilities.

6. The City and the school districts will prepare a joint-use study for each school facility to determine the feasibility of joint-use facilities. If determined to be feasible, a joint-use agreement will be pursued to maximize public use of facilities, minimize duplication of services provided, and facilitate shared financial and operational responsibilities. - *Joint-Use Study and Agreements*
-
7. Designate public/quasi-public land uses in clusters so that the use of schools, parks, open space, libraries, child care, and community activity and service centers create a community or activity focus. - *Specific Plans*
- *Interagency Cooperation*
- *Joint-Use Study and Agreements*
-
8. Schools, where feasible, shall be located away from hazards or sensitive resource conservation areas, except where the proximity of resources may be of educational value and the protection of the resource is reasonably assured. - *Specific Plans*
- *Resource Protection Policies*
-

NOTE: For the purpose of this component, "new development" refers to any development proposal from which the City may, through the provisions of State law, and utilizing a development agreement or other mechanism, secure exactions for school facilities.

D. IMPLEMENTATION MEASURES

1. State Funds

(Ongoing)

The City and school districts together shall continue to actively pursue State funds for school facilities. State funds may provide partial support to school facilities funding. Contingency funding shall be identified should State sources be reduced or eliminated. A higher priority for the eligibility for State funds, if and when such funds are available, may be provided to school districts that choose to adopt year-round school programs. *(Policies 1 and 3)*

2. Local Resources

(Ongoing)

The City and school districts shall continue to pursue local funding options including, but not limited to, dedication of school sites, controlled land costs, assessment districts, general obligation bond proceeds, special tax measures, mitigation and other development fees, Mello-Roos Community Facilities districts, property tax increments from redevelopment agreements, and imposition of mitigation fees above the AB 2926 level. *(Policies 1 and 3)*

3. Development Agreements

(Ongoing)

In addition to "Sterling" fees (AB 2926) and supplemental developer fees (City of Roseville "infill" ordinance) currently collected, the City shall require proponents of new development to enter into an agreement with the affected school districts, specifying their fair share obligations for the provision of school facilities, unless the City makes findings that there are special circumstances (economic or social benefit to the City and its residents). The intent of the agreement shall be to provide for 100% of the needed school facilities and will indicate from what sources and in what time frames the facilities will be provided. *(Policies 1, 2 and 3)*

4. Development Review Process

(Ongoing)

Refer any development proposal that has a direct or indirect impact on school facilities to the affected school district(s) for review and comment. District comments will be considered by the City in reviewing the proposed project. Environmental review of a project shall include determination of adequate school facilities, in accordance with State law, prior to approval. *(Policies 2, 3 and 4)*

5. Specific Plans

(Ongoing)

Ensure that specific plans are consistent with the goals and policies of the General Plan. Through the specific plan process, the City and school districts shall determine school site locations. Where feasible, schools shall be located in neighborhood centers to reduce duplication and create a community focus. The City shall ensure that specific plans include strong policy language for the provision of school facilities through development agreements. These agreements shall identify facility needs, the specific amount of developer contribution for new schools, and phasing requirements of new facilities. *(Policies 2, 3, 7 and 8)*

6. School Phasing Plan

(Proposed)

The school districts should prepare a School Phasing Plan for all re-zones, new or amended specific plans, and General Plan amendments identified as having a significant impact on school facilities. The phasing plan shall be considered by the City in its development review process. The plan shall detail development impacts, facility needs, phasing requirements, and the source of funding. *(Policy 2)*

7. School District Facilities Master Plans

(Proposed)

The City shall encourage school districts to adopt and update School District Facilities Master Plans. The City should consider the Plans' assessments of the need for school facilities during the review of projects and future specific plans. *(Policy 4)*

8. Interagency Cooperation

(Ongoing)

Active cooperation and communication between school districts and the City will ensure greater success in properly assessing the adequacy of existing facilities and projected need. The City and school districts will work together to develop criteria for the designation and design of school sites and consider opportunities for reducing the cost of land for school facilities. If dedication of land is not feasible, the City will assist the district in obtaining land at the best possible price. The City will work with the local community college district, as necessary, to enhance educational opportunities for students within the Roseville area. *(Policies 5 and 7)*

9. Joint-Use Study and Agreements

(Ongoing)

Prepare a joint-use study for all new school districts. The study will establish the feasibility of pursuing a joint-use agreement among service providers, including the school districts and the City. This study shall identify opportunities to maximize public use of the facilities, minimize duplication of services provided, and facilitate shared financial and operational responsibilities. If it is determined that shared use would be advantageous to the parties, they should enter into a joint-use agreement. This agreement shall specify joint-use policies, provision of services, financial, operational, and maintenance obligations. *(Policies 6 and 7)*

10. Resource Protection Policies

(Component instituted by the General Plan)

Ensure the implementation of the policies in the Open Space and Conservation Element of the General Plan that reinforce this component's intent by specifying how resource conservation areas may be protected and utilized to enrich the educational experience of City residents. *(Policy 8)*

ELECTRIC AND PRIVATELY-OWNED UTILITIES

A. SETTING

The electric system consists of transmission and generation facilities, sub-transmission and substation facilities, and distribution facilities. The City of Roseville operates its own electric utility (Roseville Electric). Telephone service is provided by SureWest Communications; Pacific Gas & Electric (PG&E) delivers natural gas; and, Comcast provides local cable television service. SureWest Communications, PG&E, and Comcast are privately owned.

Roseville Electric engages on behalf of the City of Roseville in power resource and transmission planning and acquisition. These services manage the costs of providing electric service including those costs occurring from load growth, changing load patterns and volatile wholesale power prices. The City has a contract for 69 megawatts (MW) of electric capacity and associated energy from the Western Area Power Administration (Western). Western is a federal agency that markets electricity produced by the hydroelectric projects within the U.S. Bureau of Reclamation's Central Valley Project (CVP). The term of the existing 69 MW contract with Western extends through December 31, 2004.

Additionally, Roseville is a participant in the electric generation and transmission facilities, owned and operated by the Northern California Power Agency (NCPA) and the Transmission Agency of Northern California (TANC). NCPA and TANC are joint powers agencies between Roseville and other cities, utility districts, and a rural electric cooperative. Through the NCPA, Roseville is a participant in a number of generating facilities and power contract purchases. Through the TANC, Roseville is a participant in a 500 Megawatt transmission line connecting central California to southern Oregon. In 1983 Roseville entered into an interconnection agreement with Pacific Gas & Electric Company ("PG&E"). The agreement with PG&E provided for supplemental power, control area, and transmission services needed to receive power from NCPA power plants and from other bulk power sources. This agreement

terminated August 31, 2002. On September 1, 2002 Roseville began receiving control area and transmission services under an agreement with the California Independent System Operator.

Roseville is also a party to intermediate power supply contracts consistent with the objective of maintaining an array of power supply resources that allow the City to remain strongly competitive in the electricity market. Finally, Roseville Electric engages in short-term power supply purchases to balance the hourly supply and demand.

Roseville Electric constructs, operates, and maintains the City's electric distribution system. The system consists of two receiving stations, 14 substations, 785 miles of underground cable, and 169 miles of overhead wires with associated equipment. Policies relating to the use of easements for major overhead power lines can be found in the Safety Element.

Revenue sources for Roseville Electric include electric rates and direct installation fees. Rates fund the construction and engineering costs associated with the provision of substations and sub-transmission systems. Fees fund approximately 80% of the distribution system and related facilities.

As is the case in most jurisdictions, the General Plan contains limited policies addressing privately-owned utilities. The principal concern of municipalities is to coordinate the development review process with privately-owned utility providers. Each of the nine specific plans within the City's jurisdiction contains language regarding privately-owned utilities, including the identification of providers, specification of installation requirements, and easement provisions.

B. OUTLOOK

For fiscal year 2000/2001, electricity consumption in Roseville was 965 Giga Watt Hour (Gwh). A peak demand of 232MW was reached on June 15, 2001. It is expected that

the residential and commercial sectors will experience higher consumption growth than the industrial sector. Roseville's electric consumption for 2000 and projections for 2020 are reflected in Table VII-2

Barring unforeseen events, electric rates are likely to remain steady over the next 10 years, rising at a rate equal to or less than inflation.

The California energy crisis in 2001 triggered sharp volatility in the electricity market price. In the next ten years, Roseville Electric will dedicate approximately 5 percent of its sales revenue to market energy efficiency, build renewable resources, fund research and development and provide low-income programs with an emphasis on long-term contractual commitments at stable prices. To ensure system reliability and resource availability, Roseville Electric will support the siting of local generation facilities and augmentation of a high voltage transmission system to the Sacramento region.

Beginning January 1, 2005, electric service from Western to Roseville will be renewed under a new 20-year contract referred to as the "Base Resource Contract." The Base Resource Contract will provide Roseville with 4.6 percent of the generating capability of the Central Valley Project (CVP), an expected peak capability for Roseville in excess of 80 MW. In general, the new contract will provide Roseville with higher peak capability, but less available energy than the terminating contract.

Distribution system expansion will continue at a pace sufficient to guarantee high system reliability. In the next 10 years, to accommodate the expected growth in the existing specific plans, its expected that a 92 MW substation will be added to the distribution system.

Rising electricity costs, long lag periods for planning, permit, and construction of new electric generation facilities, and difficulty in siting fossil fuel technology sources will make energy efficiency, load management, conservation and promoting renewable generating technologies increasingly important factors in successfully dealing with rapid growth. Conservation of utility resources is discussed in the Water and Energy Conservation component of this element.

Increased demand in privately-owned utilities is expected to continue as well. The City's coordination with privately-owned utilities shall serve to ensure adequate service to City customers.

TABLE VII-2

**COMPARISON OF EXISTING AND PROJECTED ELECTRIC
CONSUMPTION BY SECTOR
2000 TO 2010**

SECTOR	2000 USE		2010 PROJECTED USE	
	MWh	% Total	MWh	% Total
Residential	292,198	32%	501,851	39%
Non-Residential	630,193	68%	770,144	61%
Total	922,391	100%	1,271,995	100%

Source: City of Roseville Electric Department, 2002
Refer to the annual Electric Load/Resource Management Plan for updates

C. GOALS AND POLICIES

GOALS: ELECTRIC UTILITY

- Goal 1** Maintain a municipal electric utility that provides an efficient, economical, and reliable electric system.
- Goal 2** Provide electric services to all existing and future Roseville development through the City's Electric Utility. The provision of services by another provider may be considered where it is determined that such service is beneficial to the City and its utility customers or the provision of City services is not feasible.
- Goal 3** Maintain adequate resource reserves consistent with industry standards, sound utility planning, and applicable contracts.
- Goal 4** Aggressively pursue cost-effective and environmentally safe alternative sources of energy and energy conservation measures.

Policies:	Electric Utility	Implementation Measures
1.	Secure new electric resources and transmission as necessary to meet projected demand levels.	<i>- Joint Action Participation</i> <i>- Contingency Plan</i> <i>- Load/Resources Management Plan</i> <i>- Interagency Agreements</i> <i>- Capitol Improvement Program</i>
2.	Provide improvements to the sub-transmission and distribution system, consistent with facility planning studies, to ensure a reliable source of electricity is maintained.	<i>- Development Fees, Dedications, and Exactions</i> <i>- Interagency Agreements</i> <i>- Capital Improvement Program</i>
3.	Develop siting and land use compatibility standards for energy facilities.	<i>- Specific Plans</i> <i>- Zoning Ordinance</i>
4.	Extend existing resource contracts if found to be in the best interest of the City.	<i>- Joint Action Participation</i> <i>- Interagency Agreements</i> <i>- Load/Resources Management Plan</i>

5.	Explore the feasibility of the development of and participation in renewable energy resources.	- <i>Public/Private Partnerships</i> - <i>Load/Resources Management Plan</i> - <i>Joint Action Participation</i>
6.	Adopt a load/resource management plan, incorporating energy efficiency, conservation, load management, and reliability strategies, identifying program objectives and implementation and monitoring mechanisms.	- <i>Load/Resources Management Plan</i> - <i>Water and Energy Conservation Programs</i> - <i>Joint Action Participation</i>
7.	Pursue effective measures to enhance reliability of interconnection of electric utility system to region-wide grid.	- <i>Load/Resource Management Plan</i> - <i>Joint Action Participation</i> - <i>Inter-agency Agreements</i>
8.	Pursue reasonable and cost-effective energy efficiency, conservation, and load management programs pertinent to the electric utility system.	- <i>Contingency Plan</i> - <i>Load/Resources Management Plan</i> - <i>Water and Energy Conservation Programs</i> - <i>Joint Action Participation</i>
9.	Continue to pursue emergency electric supplies.	- <i>Joint Action Participation</i> - <i>Contingency Plan</i> - <i>Load/Resources Management Plan</i> - <i>Interagency Agreements</i>
10.	Require new development to pay a fair share of the cost of new sub-transmission and distribution needed to serve the development and to dedicate sites and easements needed for substations, transmission, sub-transmission, and distribution.	- <i>Specific Plans</i> - <i>Development Review Process</i> - <i>Developer Fees, Dedications, and Exactions</i>
11.	Develop and implement public education programs designed to increase the public's awareness of energy issues, including conservation measures and practices.	- <i>Public Education Programs</i>

GOALS: PRIVATELY-OWNED UTILITIES

Goal 1 **Work with privately-owned utility companies to ensure adequate service is provided in a timely manner for Roseville customers.**

Policies:	Privately-Owned Utilities	Implementation Measures
1.	Provide for the review and comment of development proposals by non-City-owned utilities.	- <i>Development Review Process</i>
2.	Require the installation of communication and electric lines underground except when infeasible or impractical.	- <i>Development Review Process</i>
3.	Require the provision of necessary utility easements in all new developments.	- <i>Specific Plans</i> - <i>Development Review Process</i>
4.	Work with non-City-owned utility providers to insure that uses and equipment are planned and constructed in a manner consistent with adopted land use policies and design guidelines, to the extent feasible.	- <i>Specific Plans</i> - <i>Zoning Ordinance</i>

D. IMPLEMENTATION MEASURES

1. Joint Action Participation

(Existing)

Continue to participate in joint action agencies that secure electric resources through a combination of contracts to purchase electricity from other agencies and development of electrical generation facilities in Northern California. Roseville may also purchase electricity from other NCPA members to help meet electrical needs. *(Electric Policies 1, 4, 5, 6, 8 and 9)*

2. Contingency Plan

(Existing)

Implement the City's Load Contingency Plan, specifying what implementation measures shall be taken in the event of peak demand exceeding available resources. *(Electric Policies 1, 8 and 9)*

3. Load/Resources Management Plan

(Proposed)

Complete and regularly update, through the Electric Department, a Load/Resource Management Plan. This Plan would be updated on an annual basis. The Load/Resource Management Plan shall:

- Provide projections of future power requirements
- Specify the standards of efficiency, conservation, reliability and load management
- Identify electric sources, define objectives, and specify implementation measures and monitoring mechanisms to achieve these standards
- Specify programs to moderate peak demand, helping to ensure that customers do not experience interruptions of service

The Load/Resource Management Plan should also provide a summary of resources, existing and planned, to meet identified needs in a cost-effective manner. *(Electric Policies 1, 4, 5, 6, 8 and 9)*

4. Developer Fees, Dedications and and Exactions

(Ongoing)

The City shall require new development to pay a fair share of the costs of new sub-transmission and distribution facilities needed to serve development and require dedication of sites and easements needed for substation and transmission lines. *(Electric Policies 2 and 9)*

5. Capital Improvement Program

(Ongoing)

Construct sub-transmission and distribution facilities sufficient for reliable electric service in accordance with its CIP. *(Electric Policy 2)*

6. Interagency Agreements

(Existing)

Continue to develop sufficient transmission facilities and contract with other agencies that may include, but are not limited to, the Western Area Power Administration, Northern California Power Agency, Transmission Agency of Northern California, and Pacific Gas & Electric Company for the use of transmission facilities for the delivery of electricity to Roseville. These agreements should include provisions for obtaining emergency power supplies. *(Electric Policies 1, 2, 4 and 9)*

7. Specific Plans

(Ongoing)

Ensure that specific plans are consistent with the goals and policies of the General Plan. Specific Plans shall provide strong policies and implementation to ensure adequate provision of electric and other utilities to future residents. Through development agreements, energy needs and the provision of additional

substations shall be identified and property secured prior to project approval. The specific plans shall include siting and land use compatibility standards for energy facilities consistent with the goals and policies of this component and the Land Use Element. (Electric Policies 3, 10 and PU Policies 3, 4)

8. Zoning Ordinance (Proposed)

Amend the City's Zoning Ordinance to specify standards that ensure, to the extent feasible, that location choices for installation of cables and utilities are compatible with the goals and policies of the Electric and Privately-Owned Utility component and the Land Use Element. In addition, address standards for the siting of energy facilities in the Zoning Ordinance. (Electric Policy 3 and PU Policy 4)

9. Public/Private Partnerships (Proposed)

Encourage development of environmentally benign facilities and other alternative energy sources in the private sector. (Electric Policy 5)

10. Water and Energy Programs (Component instituted by the General Plan)

Ensure the implementation of the policies in the Water and Energy Conservation Component of this element that facilitate pursuit of reasonable and cost-effective load management programs. Incentive programs, energy conservation programs, monitoring mechanisms, and Title 24 of the Building Code are implementation measures that can indirectly help customers reduce the chance of service interruption. (Electric Policies 6 and 8)

11. Development Review Process (Ongoing)

Refer any development proposal that has an impact on utilities to the Electric Department and the appropriate non-City-owned utility providers for review and comment. Comments received will be considered during review of the proposed project. Environmental review of a project shall

include energy efficiency standards, determination of adequate power sources, cumulative impacts, necessary utility easements, and installation of communication and electric lines prior to approval of certification. (Electric Policy 10 and PU Policies 1, 2 and 3)

12. Public Education Programs (Ongoing)

In conjunction with the programs offered on energy efficiency and conservation, the City will actively pursue public programs emphasizing awareness of energy issues. Aggressive efforts will be made to reach all households and provide accessibility through the timing and location of these programs. (Electric Policy 11)

WATER SYSTEM

A. SETTING

A water system operates to secure, distribute, and treat water, making it not only available but also safe enough to serve the needs of City customers.

In accordance with State requirements, the City has prepared an Urban Water Management Plan (July (2002), which details the City's water service area, treatment and distribution facilities, available water supplies, water reliability efforts, water conservation programs, and future systems to meet projected growth. Following is a brief overview of information contained within the Urban Water Management Plan.

The Roseville water treatment plant is located on Barton Road south of Douglas Boulevard and east of the City limits. Constructed in 1971, and expanded in 2000, the plan is designed to meet Environmental Protection Agency (EPA) standards for domestic drinking water. The water treatment plant treats raw water delivered from its source at Folsom Lake.

The water distribution system consists of water mains ranging in size from four to 66 inches in diameter. A dual-purpose booster pump station is located near East Roseville Parkway and North Sunrise to provide sufficient water pressure to the higher elevations of the City and lift water into two storage reservoirs. Some areas within the City limits are supplied by either San Juan Water District or Placer County Water Agency where it is feasible and beneficial to do so. The system is designed to deliver an adequate supply of water throughout the community at an acceptable pressure level for domestic and fire flow purposes.

In order to: 1) ensure an adequate quantity and maintain acceptable pressures; 2) provide back-up supplies in the event of disrupted regular delivery; and, 3) permit a safety margin during peak demand periods, the City maintains supplemental water supplies in a combination of groundwater wells, reservoirs, and interagency connections.

The City obtains its water from the Federal Central Valley Project, owned and operated by

the United States Bureau of Reclamation (USBR), of which Folsom Lake is a part. This is achieved through a contract with the USBR, which is currently being re-negotiated for a 40-year term. Cost of water and preservation of this contract amount are the principal topics of re-negotiation. This contract entitles Roseville to 32,000 acre-feet per year (AF/yr). As of January 2002, the City utilizes approximately 28,000 AF/yr. Other contracts with the Placer County Water Agency (PCWA) and the San Juan Water District (SJWD) allocate 34, 000 AF/yr of water to the City for municipal and industrial purposes.

The City supplies its water resources to residents and businesses through the existing treatment and delivery system. The City requires water meters on all new construction projects and has embarked on a water meter retrofit program as required by the City's USBR contract and the Water Forum Agreement. In addition, the City supplements its water supply with recycled water and is pursuing the implementation of an aquifer storage and recovery (ASR) program. Roseville's water usage for 2002 and projected for buildout based on land use categories are reflected in Table VII-5.

B. OUTLOOK

Maintenance of the contract with the USBR for water supply and continued delivery of the PCWA water will ensure adequate water service levels for City users. These contracts will play an important role in the maintenance of existing service levels.

Some limitations could occur in both supply and delivery at build-out. The City is pursuing several options for developing access to additional water supply that add additional reliability in shortage times when at or near build-out demand. Water conservation plans including the Drought Contingency Plan are also important elements of the City's water supply program for ensuring adequate service levels. Conservation issues are discussed in more detail in the Water and Energy Conservation Measures and Water Planning components of this element.

**TABLE VII-3
ROSEVILLE WATER USAGE 2002/Buildout**

Water Use	2002 (acre feet)	Buildout (acre feet)
Residential	17,676	32,483
Commercial	3,013	7,348
Industrial	2,236	7,550
Public/Quasi-Public	6,265	10,131
Other	660	1,240
Total	29,850	58,752

Source: City of Roseville Environmental Utilities Department 2003

C. GOALS AND POLICIES

GOALS: WATER SYSTEM

- Goal 1** Maintain a water system that adequately serves the existing community and planned growth levels, ensuring the ability to meet projected water demand and to provide needed improvements, repairs, and replacements in a timely manner.
- Goal 2** Provide water services to all existing and future Roseville water utility customers. The provision of services by another provider may be considered where it is determined that such service is beneficial to the City and its utility customers or the provisions of City services is not feasible.
- Goal 3** Ensure that safe drinking water standards are met and maintained in accordance with State Department of Health Services and EPA regulations.
- Goal 4** Actively pursue water conservation measures.
- Goal 5** Actively pursue supplemental water supplies.
-

Policies:	Water System	Implementation Measures
-----------	--------------	-------------------------

- | | | |
|----|---|--|
| 1. | Secure sufficient sources of water to meet the needs of the existing community and planned growth. | <ul style="list-style-type: none"> - <i>Interagency Agreements</i> - <i>Water System Master Plan</i> - <i>Support and Participate in Water Forum Successor Efforts and Regional Water Authority</i> |
| 2. | Provide sufficient water treatment capacity and infrastructure to meet projected water demand. | <ul style="list-style-type: none"> - <i>Water System Master Plan</i> - <i>Fees, Dedications and Exactions</i> - <i>Specific Plans</i> - <i>Development Review Process</i> - <i>Development Agreements</i> - <i>Urban Water Management Plan</i> |
| 3. | Initiate, upon 75% of treatment plant capacity, expansion studies to determine necessary improvements to meet projected water demand. | <ul style="list-style-type: none"> - <i>Water System Master Plan</i> |
| 4. | Establish a process for monitoring growth trends to anticipate water consumption needs. | <ul style="list-style-type: none"> - <i>Water System Master Plan</i> - <i>Urban Water Management Plan</i> - <i>Specific Plans</i> - <i>Development Review Process</i> - <i>Development Agreements</i> |
-

5.	Ensure all development provides for and pays a fair share of the cost for adequate water distribution, including line extensions, easements, and plant expansions.	- Fees, Dedications and Exactions - Development Review Process - Development Agreements - Specific Plans
6.	Design the City's water system to maintain a minimum water pressure of 50 pounds per square inch (PSI) while providing adequate water to meet fire demands in the system.	- Water System Master Plan
7.	Provide an emergency back-up system to add sufficient reliability to the system as determined by the Environmental Utilities Department.	- Inter-agency Agreements - Water System Master Plan - Capital Improvement Plan
8.	Develop and pursue alternatives to continue delivery of PCWA and SJWD water to Roseville.	- Interagency Agreements
9.	Monitor water quality regularly and take necessary measures to prevent contamination.	- Water Quality Monitoring Program
10.	Develop and implement water conservation standards and measures as necessary elements of the water system.	- Water and Energy Conservation Measures - Conservation Planning
11.	Develop and implement an aquifer storage and recovery program.	- Support and participate in Water Forum Successor Efforts and Regional Water Authority - Water System Master Plans

D. IMPLEMENTATION MEASURES

1. Interagency Agreements *(Existing)*

Continue to negotiate and secure water supplies and water system inter-ties with the Placer County Water Agency (PCWA), San Juan Water District (SJWD), the Federal Bureau of Reclamation (USBR), and other surrounding water agencies at terms beneficial to the City of Roseville. This includes water supply contracts as well as agreements for water delivery. If needed, continue to explore the possibility of expanding delivery systems and increasing water supply in cooperation with these agencies as well as other surrounding agencies. *(Policies 1 and 8)*

2. Water System Master Plans *(Ongoing)*

The City shall analyze treatment facilities expansion needs upon 75 percent utilization of treatment plant capacity. The analysis will identify probable costs should treatment facility expansions be necessary.

The City will update the distribution system hydraulic model on an as-needed basis. The water model update will evaluate existing and future infrastructure necessary for meeting City customer needs.

Update the Groundwater Management Plan as needed to further the City's desire to increase water supply reliability through aquifer storage and recovery (ASR). This management plan would identify groundwater basin management objectives and monitoring protocols in accordance with State requirements. *(Policies 1, 2, 3, 4, 6 and 7)*

3. Support and Participate in Water Forum Successor Efforts and Regional Water Authority *(Ongoing)*

Continue to support the Water Forum Successor Efforts. The intent of the Water Forum is to

achieve to co-equal objectives; 1) provide a safe and reliable water supply which supports the region's economic health; and 2) maintain the ecologic health and vitality of the lower American River. The Water Forum is made of a group of stakeholders interested in water issues on the American River. An outgrowth the Forum process is the development of the Regional Water Authority (RWA). The City will continue to support the RWA in development of programs that can better meet the needs of water agencies within the region through agreements and joint projects. *(Policies 1 and 11)*

4. Fees, Dedications and Exactions *(Ongoing)*

The City shall require, as a condition of project approval, dedication of land and easements or the payment of appropriate fees and exactions to help offset municipal costs of expansion of water treatment facilities and delivery systems. Fees will be developed and updated as necessary to fund required projects. *(Policies 2 and 5)*

5. Specific Plans *(Ongoing)*

Ensure that specific plans are consistent with the goals and policies of the General Plan. Specific plans shall specify total projected water demand based on land use designations within the plan area. Acknowledging the imprecision of such projections, the plans shall provide detailed criteria for project development to ensure that the water needs of future residents are met. Through development agreements, identify water needs and the provision of expanded water treatment capacity and delivery systems and responsibilities prior to project approval. *(Policies 2 and 5)*

6. Development Review Process *(Ongoing)*

Refer any development proposal that has an impact on water sources, supply, or infrastructure to the Environmental Utilities Department for review and comment. Consider the Department's comments during review of the proposed project. Environmental review of a

project shall include determination of adequate water sources, water treatment capacity, and distribution systems. The City may implement impact fees or other mechanisms to finance needed improvements. *(Policy 2 and 5)*

7. Development Agreements *(Ongoing)*

The City shall require proponents of new development to enter into an agreement specifying their fair share obligations for the provision of water system facilities. The intent of the agreement shall be to provide 100% of the needed water system facilities, unless the City makes findings that there are special circumstances (economical or social benefit to the City and its residents), and will indicate from what sources and in what time frames the facilities will be provided. *(Policies 2 and 5)*

8. Urban Water Management Plan *(Ongoing)*

In compliance with the Urban Water Management Planning Act, California Water Code Sections 10610, *se seq.*, update every five years the City's Urban Water Management Plan, a document accepted by the Department of Water Resources. The Urban Water Management Plan addresses the water needs of the City through build-out and identifies conservation measures the City will pursue. *(Policies 2 and 4)*

9. Capital Improvement Plan *(Ongoing)*

Plan for expansion of the City's water treatment and delivery system is in its five-year Capital Improvement Plan (CIP). The Plan shall establish priorities for improvements to the water supply system, including expansion of the water treatment plant, construction of larger pipelines, storage facilities, water production and storage wells, and improvements to the back-up system. The five-year Plan shall specify estimated costs and phasing of improvements so that they are funded appropriately and provided in a timely manner. *(Policies 7 and 11)*

10. Water Quality Monitoring Program *(Ongoing)*

Continue to monitor water quality through the Environmental Utilities Department. Continue to enforce a monitoring program that specifies standards and measures to be taken to prevent unsafe water from being delivered and to ensure that all California Department of Health Services regulations are met. *(Policy 9)*

11. Water and Energy Conservation Measures *(Component instituted by the General Plan)*

Utilize the Water and Energy Conservation Component of this element to facilitate pursuit of reasonable and cost-effective water management programs. Minimum water conservation standards, water conservation programs, monitoring mechanisms, and public education on water issues are implementation measures that can indirectly help customers ensure that their water needs are met. *(Policy 10)*

12. Conservation Planning *(Existing)*

Specify, through the City's conservation plans, what implementation measures shall be taken in the event of drought conditions. In addition to securing available water through interagency agreements, the plans specify programs for water conservation through implementation of Best Management Practices (BMP). Conservation plans include those required by Department of Water Resources (Urban Water Management Plan), USBR (CVPIA Conservation Plan), and Water Forum (Water Forum Conservation Plan). *(Policy 10)*

WASTEWATER and RECYCLED WATER SYSTEMS

A. SETTING

The collection of wastewater and its delivery to the City's two regional treatment plants are accomplished through a system of lift stations and collector and trunk lines measuring up to 78 inches in diameter. The collection system is primarily a gravity flow system with wastewater flowing downhill to the treatment plants. Where gravity flow is not feasible due to the topography, sewer lift stations are used.

The Dry Creek wastewater treatment plant (DCWWTP) is located on the southwestern edge of the City at 1800 Booth Road. The Pleasant Grove Wastewater Treatment Plant (PGWWTP) is located west of the City on a 110 acre parcel owned by and incorporated into the City at 5051 Phillip Road. These plants are owned and operated by the City of Roseville on behalf of the Regional Partners consisting of the City, the South Placer Municipal Utility District (SPMUD), and portions of unincorporated Placer County (primarily Granite Bay and Sunset Industrial Area). A small portion of the City service area flows to the Sacramento Regional Sanitation District and is treated at the Sacramento Regional Wastewater Treatment Plant. This area consists of approximately 350 residential dwelling units. The full service area is reflected on the Regional Wastewater Service Area Map (Figures VII-3).

The Dry Creek WWTP is rated for an Average Dry Weather Flow (ADWF) of 18 million gallons per day (mgd) 45 mgd Peak Wet Weather Flow (PWWF). The Dry Creek WWTP is currently operating at 75% of capacity. The ADWF treated at the Dry Creek WWTP ranges between 14 and 16 MGD, with peak flows approaching 26 MGD in wet conditions. The Pleasant Grove WWTP is rated at 12 mgd ADWF and 30 mgd PWWF. This plant went into operation in Summer 2003. Wastewater from the north and northwest portions of the City, the Sunset Industrial Area of the County, and the Stanford Ranch area of the SPMUD service area flow to the Pleasant Grove WWTP for treatment. This will temporarily lower the existing flows to the Dry Creek WWTP.

Both treatment plants produce Recycled Water (RW) that meets the requirements for "full unrestricted reuse" as determined by the California Department of Health Services. RW use for 2000 is summarized in Table VII-6a.

The Operations Agreement among the Regional Partners allocates treatment plant capacity on a "first-come, first serve" basis and does not allocate a particular allotment of capacity to any given jurisdiction. Roseville is currently generating approximately seven million gallons of wastewater daily. This accounts for approximately 52% of the wastewater treated at the Dry Creek WWTP. Table VII-6 shows Roseville's portion of plant flow for 2002 and ultimate buildout of the General Plan.

The treatment plants process wastewater in accordance with standards set by the State's Regional Water Quality Control Board (RWQCB). The RWQCB issues a permit to the City under the National Pollutant Discharge Elimination System (NPDES), setting standards for the discharge of treated wastewater. The Operations Agreement among the Regional Partners requires that, upon reaching 75% of plant utilization, improvements be initiated.

Following monitored treatment at the facilities, wastewater is discharged from the treatment plants into Dry Creek and Pleasant Grove Creek. The residual solids are transported to and disposed at the Western Placer Waste Management Authority sanitary landfill.

B. OUTLOOK

Spring 2003, current average dry weather flow capacity of wastewater treatment in the service area is 30 mgd (18 at Dry Creek WWTP and 12 at Pleasant Grove WWTP). At build-out capacity needs for the regional system are projected at 25 and 23 mgd for Dry Creek WWTP and Pleasant Grove WWTP, respectively (48 mgd – average dry weather flow). This would result in an increase in capacity at the Dry Creek WWTP and Pleasant Grove WWTP of 7 and 11 mgd, respectively.

Both plants will have the ability to produce “full unrestricted reuse” recycled water to irrigate large turf areas (parks, schools, golf courses) and other landscape areas as needed. Projections for the use of RW at build-out are estimated at 4,500 acre-feet/year (ac-ft/yr) .

Alternative solutions to expansion of the treatment plants rely on reduced consumption in the form of water conservation. This issue is addressed in the Water and Energy Conservation Component of this element.

TABLE VII-4
ROSEVILLE'S PORTION OF WASTEWATER PLANT FLOW
(Millions of Gallons Per Day)

Land Use	2002	Buildout
Commercial	20.9	2.4
Industrial	1.4	3.7
Public/Quasi-Public	0.3	0.70
Residential	5.5	14.2
Total	8.1 MGD	21 MGD

TABLE VII-5
ROSEVILLE'S RECYCLED WATER USE

	2000	2002
Recycled Water Use	935 ac-ft/yr	1,480 ac-ft/yr*

*

TABLE VII-4
ROSEVILLE'S PORTION OF WASTEWATER PLANT FLOW
By Month of Calendar Year

Month	Flow (MGD)	Flow (MGD)	Flow (MGD)
January	1.0	1.0	1.0
February	1.0	1.0	1.0
March	1.0	1.0	1.0
April	1.0	1.0	1.0
May	1.0	1.0	1.0
June	1.0	1.0	1.0
July	1.0	1.0	1.0
August	1.0	1.0	1.0
September	1.0	1.0	1.0
October	1.0	1.0	1.0
November	1.0	1.0	1.0
December	1.0	1.0	1.0
Total	12.0	12.0	12.0

TABLE VII-5
ROSEVILLE'S RECYCLED WATER USE

Year	Recycled Water (MGD)	Recycled Water (MGD)
2000	1.0	1.0
2001	1.0	1.0
2002	1.0	1.0
2003	1.0	1.0
2004	1.0	1.0
2005	1.0	1.0
2006	1.0	1.0
2007	1.0	1.0
2008	1.0	1.0
2009	1.0	1.0
2010	1.0	1.0
2011	1.0	1.0
2012	1.0	1.0
2013	1.0	1.0
2014	1.0	1.0
2015	1.0	1.0
2016	1.0	1.0
2017	1.0	1.0
2018	1.0	1.0
2019	1.0	1.0
2020	1.0	1.0
2021	1.0	1.0
2022	1.0	1.0
2023	1.0	1.0
2024	1.0	1.0
2025	1.0	1.0
2026	1.0	1.0
2027	1.0	1.0
2028	1.0	1.0
2029	1.0	1.0
2030	1.0	1.0

C. GOALS AND POLICIES

GOALS: WASTEWATER AND RECYCLED WATER SYSTEMS

- Goal 1** Participate in a cooperative regional approach to wastewater treatment and discharge in order to maintain a system that adequately services planned growth within the City.
- Goal 2** Provide wastewater services to all existing and future Roseville development through the City's wastewater utility. The provision of services by another provider may be considered when it is determined that such service is beneficial to the City and its utility customers or the provision of City services is not feasible.
- Goal 3** Actively pursue the use of recycled water where appropriate and expand recycled water distribution system to deliver and meet estimated demands of 4,500 acre-feet/year
- Goal 4** Meet State of California and EPA water quality standards for the discharge of treated wastewater, as well as meet State of California quality standards for the production of recycled water.
-

Policies:	Wastewater and Recycled Water Systems	Implementation Measures
1.	Expand recycled water distribution system to deliver and meet estimated demands of 4,500 acre feet/year.	- Capital Improvement Plan - Recycled Water Use
2.	Ensure adequate storm surge capacity at the wastewater treatment plants.	- Capital Improvement Plan - Fees, Dedications and Exactions
3.	Initiate upon 75 percent utilization of treatment plant capacity, expansion studies to determine necessary improvements to meet projected wastewater treatment demands.	- Waste Water Master Plans- - Interagency Cooperation - Capital Improvement Plan
4.	Ensure that wastewater treatment capacity is available and that wastewater generation is minimized.	- Pre-treatment Program - Development Review Process - Development Agreements - Specific Plans

5.	Explore potential alternatives to treatment and discharge.	- <i>Water and Energy Conservation Programs</i> - <i>Recycled Water Use</i> - <i>Development Review Process</i>
6.	Develop, plan, and provide incentives for use of recycled water by the public and private sectors.	- <i>Capital Improvement Plan</i> - <i>Fees, Dedications and Exactions</i> - <i>Water and Energy Conservation Programs</i> - <i>Recycled Water Use</i> - <i>Specific Plans</i> - <i>Development Agreements</i>
7.	Prevent hazardous materials from entering the wastewater system.	- <i>Pre-treatment Program</i> - <i>Wastewater Education Programs</i>

D. IMPLEMENTATION MEASURES

1. Capital Improvement Plan (Ongoing)

Plan for expansion of the wastewater treatment and collection system in the Capital Improvement Plan (CIP). The Plan shall establish priorities for improvements to the wastewater system including expansion of the existing wastewater treatment plants, expansion of collector and trunk lines as necessary, and improvements to the back-up system. It shall specify phasing of improvements so that they are provided in a timely manner and specified capacities are maintained. Additionally, the Plan shall outline the proper infrastructure to facilitate recycled water use. (*Policies 2, 3, 4 and 5*)

2. Recycled Water Use (Ongoing)

Actively pursue the use of recycled water where applicable and, if feasible, for use in wildlife or wetlands habitat reclamation. Continue development of the proper infrastructure to facilitate recycled water use within the City through implementation of the Recycled Water Feasibility Study. (*Policies 1, 5 and 6*)

3. Fees, Dedications and Exactions (Ongoing)

The City shall continue to require, as a condition of project approval, that new development pay connection fees and bear the fair share cost of extensions and expansions, including the dedication of easements for wastewater and recycled water facilities. This requirement shall help offset the cost of expansion of wastewater treatment facilities and collection and delivery systems for both wastewater and recycled water made necessary by the growth. (*Policies 2 and 6*)

4. Wastewater Master Plans (Ongoing)

The City shall analyze treatment facilities expansion needs upon 75 percent utilization of treatment plant capacity. The analysis will identify probable costs should treatment facility expansions be necessary.

The City will analyze the collection system on an as-needed basis to identify existing and future infrastructure improvements necessary for meeting City customer needs. (*Policies 3 and 6*)

5. Interagency Operations Agreement (Ongoing)

Maintain the regional approach for processing wastewater and maintain a cooperative working relationship with the other jurisdictions participating in the regional system. This includes expansion of the existing plant and service area to ensure specified reserve capacities are maintained. (*Policies 3, and 4*)

6. Pre-Treatment Program (Ongoing)

Continue to implement a pre-treatment program to prevent hazardous materials from entering the wastewater system from industrial dischargers and other sources. (*Policies 4 and 7*)

7. Development Review Process (Ongoing)

Refer any development proposal that has an impact on the wastewater or recycled water systems to the Environmental Utilities Department. Consider the Department's comments during the review of the proposed project. Environmental review of a project shall include wastewater treatment plant and collection system capacity and potential alternatives to treatment and discharge, as well as recycled water distribution capacities and capabilities. (*Policies 4, 5, and 6*)

8. Development Agreements

(Ongoing)

The City shall require proponents of new development to enter into an agreement specifying their fair share obligations for the provisions of wastewater and recycled water system facilities. The intent of the agreement shall be to provide 100% of the needed system, unless the City makes findings that there are special circumstances (economical or social benefit to the City and its residents), and will indicate from what source and time frames the facilities will be provided.

(Policies 4, 5, and 6)

9. Specific Plans

(Ongoing)

Ensure that specific plans are consistent with the goals and policies of the General Plan. Specific Plans shall specify total projected wastewater generation, impacts, and treated wastewater use potential based on land use designations within the plan area. Through development agreements, identify the provision of expanded wastewater treatment capacity, reuse, and delivery systems and designate responsibilities. *(Policies 4, 5, and, 6)*

10. Wastewater Reduction Plan

(Proposed)

The plan shall establish a process for examining large generators of wastewater to ensure that treatment capacity is available and that wastewater generation is minimized. Additionally, the City shall explore incentives to the public and private sectors for wastewater reuse and actively promote the reduction and reuse programs through various means of communication to maximize contact with water users who could benefit. *(Policy 6)*

11. Water and Energy Conservation Programs

(Component instituted by the General Plan)

Ensure the implementation of the policies in the Water and Energy Conservation Component of this element to facilitate implementation of water conservation programs. Minimum water

conservation standards, water conservation programs, monitoring mechanisms, and public education on water issues are implementation measures that can indirectly help reduce the load on the wastewater treatment facilities.

(Policies 5 and 6)

12. Wastewater Education Programs

(Proposed)

In conjunction with the programs offered on water conservation, actively pursue public education programs on wastewater generation, treatment, and reuse. Aggressive efforts should be made to reach all households with appropriate information and provide accessibility through the timing and location of these programs. *(Policy 5)*

SOLID WASTE COLLECTION AND DISPOSAL, SOURCE REDUCTION & RECYCLING

A. SETTING

Roseville, along with the City of Lincoln, City of Rocklin, and Placer County formed the Western Placer Waste Management Authority that provides for solid waste management. Under this agreement, the Authority is assigned the lead role in cooperative policy making with respect to solid waste issues. Placer County oversees the operation of one regional landfill, the Western Regional Sanitary Landfill (WRSL). The WRSL is located at the southwest corner of Athens Road and Fiddymont Road serves the western portion of the County, including Roseville. The landfill is specified as a Class III non-hazardous site, and a private firm under contract to the Authority manages its operation. Hazardous materials are presently transported to Class I landfills outside the County.

In addition to the Western Regional Landfill, there are five inactive solid waste facilities in Roseville, not including individual recycling or salvage businesses. The inactive sites include the privately owned Berry Street Transfer/Recycling Facility, Finger's Landfill, Pacific Fruit Exchange Landfill, Old Roseville Landfill (Saugstad Park), and the closed Roseville Sanitary Landfill. Regulation of existing facilities and reclamation of former solid waste facilities is under the authority of the Water Quality Control Board, Department of Health Services, and the Integrated Waste Management Board, with local enforcement provided by Placer County Environmental Health.

Collection of solid waste within the City is operated and managed by Roseville's Environmental Utilities Department, Solid Waste Utility. Fees are charged to cover the costs of collection and disposal. Temporary refuse collection and disposal, as in construction and demolition, may be handled by private haulers.

The State of California has adopted minimum standards, goals, and procedures that direct local government in their development of Integrated Waste Management Plans. Placer County, along with all the jurisdiction within its borders have developed Solid Waste

Management Plans specific to their own needs, as well as following a coordinated effort for a regional approach to recycling programs and efforts. The General Plan stresses the importance of coordination with the County's program in the siting of transfer/disposal facilities.

Roseville's Source Reduction and Recycling Component addresses the need to reduce the City's projected waste stream and to eliminate the disposal of household hazardous materials into the landfill. The Environmental Utilities Department prepared a Source Reduction and Recycling Plan, a Household Hazardous Waste Plan, and a Non-Disposal Facilities Plan, which have all been approved by the California Integrated Waste Management Board.

To reach State-mandated recycling goals, the City participated, through the Authority, in the development of the Material Recovery Facility (MRF) at the regional landfill. The MRF separates and recovers waste products for recycling, reuse, or conversion to energy resources. This program provides a flexible and cost-effective method of waste diversion and achievement of recycling goals as prescribed by the State.

B. OUTLOOK

The Western Regional Landfill Authority controls a total of 800 acres, of which ± 290 acres are approved for use as a landfill. In 1990 an additional 480 acres west of the current landfill and across Fiddymont Road were acquired. Expansion of the landfill to this property is expected once application for approval is made to the State Integrated Waste Management Board.

The existing 290 acre landfill has an estimated life until 2025. The Western Placer Waste Management Authority has been permitted to increase the depth and height of the existing landfill, which will provide capacity through the year 2052. Based upon population growth estimates for Placer County and its cities, an approved expansion will extend that life span to

between 70 and 100 years. This projection does not take into account any recycling or source reduction efforts. Waste generation estimates for Roseville are reflected on Table VII-7.

As with other public facilities, growth management must include provisions for adequate landfill capacity. Given the lengthy approval process required by the State for new landfill sites, a minimum eight to ten-year reserve capacity should be maintained.

**TABLE VII-6
ROSEVILLE SOLID WASTE GENERATION 2000/Buildout**

GENERATOR	GENERATED TONS / YEAR	
	2000	2020
Residential	38,595	62,931
Non-Residential	115,461	90,246
Total	154,056	153,177

SOURCE: City of Roseville Environmental Utilities Department, 2003.

C. GOALS AND POLICIES

GOALS: SOLID WASTE, SOURCE REDUTION & RECYCLING

- | | |
|---------------|---|
| Goal 1 | Provide a healthy, safe, and economical system for solid waste collection and disposal. |
| Goal 2 | Provide solid waste collection and disposal services to all existing and future Roseville development through the City's Solid Waste Utility. The provision of services by another provider may be considered where it is determined that such service is beneficial to the City and its customers or the provision of City services is not feasible. |
| Goal 3 | Continue to participate in local and regional approaches to source reduction, material recovery, recycling, and solid waste disposal. |
-

Policies:	Solid Waste, Source Reduction & Recycling	<i>Implementation Measures</i>
1.	Ensure existing and future recycling sites and operations remain viable through application of land use compatibility standards.	- <i>Land Use Designation</i> - <i>Zoning Ordinance</i>
2.	Comply with the source reduction and recycling standards mandated by the State by reducing the projected quantity of solid waste disposed at the regional landfill by 50%, as well as any mandated future reductions.	- <i>Integrated Waste Management</i> - <i>Material Recovery Facility</i> - <i>Development Agreements</i> - <i>Development Review Process</i>
3.	Require a waste characterization profile as part of the initial study, under the California Environmental Quality Act (CEQA), for large-scale commercial and industrial development projects.	- <i>Development Review Process</i>
4.	Maintain a minimum 10-year reserve capacity at the landfill.	- <i>Western Placer Waste Management Authority</i> - <i>Interagency Cooperation</i> - <i>Specific Plans</i>
5.	Develop public education and recycling programs.	- <i>Integrated Waste Management Plan</i> - <i>Western Placer Waste Management Authority</i>

D. IMPLEMENTATION MEASURES

1. Land Use Designation

(Existing)

Apply the Transfer Station land use designation identified in the Land Use Element, as applicable, to ensure the viability of solid waste transfer stations and related recycling operations. *(Policy 1)*

2. Zoning Ordinance

(Existing)

Per the City's Zoning Ordinance, specify standards that ensure, to the extent feasible, compatibility between recycling operations and other uses consistent with the goals and policies of this component and the Land Use Element. *(Policy 1)*

3. Integrated Waste Management Plan

(Ongoing)

In compliance with AB 939, follow the guidelines of Roseville's Source Reduction and Recycling Element (SRRE), a document approved by the California Integrated Water Management Board. The SRRE describes the City's recycling programs such as drop-off recycling sites, residential green waste collection, and commercial cardboard collection. Actively participate with Authority staff to assure maximum materials diversion through the Material Recover Facility, helping to meet the goals of AB 939 for all jurisdictions. *(Policies 2 and 5)*

4. Materials Recovery Facility (MRF)

(Existing)

The City should continue to actively participate in the support and ongoing development of the MRF program (startup 1995) through the Western Placer Waste Management Authority. The MRF includes on-site separation of recyclables, a landfill, an education center,

composting capability, and a Household Hazardous Waste facility. *(Policy 2)*

5. Development Agreements

(Ongoing)

The City shall require proponents of new development to enter into agreements specifying a 50 percent reduction of the development's construction waste stream. The intent of the agreement shall be that Roseville's annual waste diversion will not be impacted by the development's new construction waste stream. The development's waste stream will be verified through submittal of all disposal and diversion records to the City by the contractors.

(Policy 2)

6. Development Review Process

(Ongoing)

Refer any development proposal that has an impact on solid waste to the Environmental Utilities Department for review and comment. Consider the Department's comments during the review process. A waste characterization profile may be required. The Environmental Utilities Department should establish standards specifying the size and type of projects subject to this requirement and should develop suggested source reduction and recycling options. Such information shall be considered during the environmental review for the project. *(Policies 2 and 3)*

7. Western Placer Waste Management Authority

(Existing)

Continue to participate with the Western Placer Waste Management Authority. Considerations for expansion and addition of new facilities, including the MRF, will be administered through this inter-jurisdictional authority. *(Policies 4 and 5)*

8. Interagency Cooperation

(Ongoing)

Continue to address issues of solid waste generation, source reduction, and recycling from a regional perspective. As growth occurs, and the available capacity is used, the City should

work with other agencies to explore solutions to growth-related solid waste problems and issues. This includes ensuring that specified reserve landfill capacity is maintained. (Policy 4)

9. Specific Plans

(Ongoing)

Ensure that specific plans are consistent with the goals and policies of the General Plan. Specific plans shall identify solid waste generation, impacts on the regional landfill, and opportunities for source reduction and recycling. (Policy 4)

WATER AND ENERGY CONSERVATION

A. SETTING

The City of Roseville is confronted with the challenge of meeting the water and energy demands of its current residents while securing adequate resources to meet new development requirements in the face of rapid growth.

The quality and quantity of water supplies have become increasingly important as this limited resource continues to be stretched through development in California. Although present customer needs are being met, changes in supply and demand have brought water conservation strategies to the forefront of resource management practices.

Roseville recognizes the regional implications of resource allocation, as well. While Roseville has experienced major growth, surrounding communities are not exempt from similar growth experiences. Potential changes in the distribution of electricity and water based on increased demand region-wide is a factor that figures prominently into the City's conservation plan.

This component identifies the goals and policies through which the City can minimize the consumption of water and electrical energy.

B. OUTLOOK

The prospects for growth in Roseville and the surrounding region necessitate planning for the future allocation, preservation, and enhancement of the City's electric and water resources. Additionally, Roseville's regional location and climate make drought a factor in water resource planning.

In conjunction with policies that encourage seeking out new sources of electricity and water, Roseville shall assume a lead role facilitating resource conservation and protection. It shall provide information, incentives, and programs that permit growth to occur without endangering the quality of life for the City's current electric and water customers.

C. GOALS AND POLICIES

GOALS: WATER AND ENERGY CONSERVATION

- Goal 1** Preserve scarce resources by recognizing the importance of conservation in water and energy management.
- Goal 2** Balance conservation efforts with water and energy supplies for the maximum benefit of Roseville's residents.
-

Policies:	Water and Energy Conservation	Implementation Measures
1.	Develop and implement water conservation standards.	- Landscape Ordinance - Water Conservation Ordinance - Development Review Process - Water Conservation Planning - Specific Plans
2.	Implement various water conservation plans developed by the Environmental Utilities Department.	- Interagency Coordination and Cooperation - Public/Private Conservation Programs - Water Conservation Planning and Implementation
3.	Explore potential uses of treated wastewater.	- Recycled Water - Capital Improvement Plan
4.	Protect the quality and quantity of the City's groundwater and consider designating areas as open space where recharge potential is high.	- Specific Plans - Groundwater Protection Programs
5.	Develop and adopt a landscape ordinance that provides standards for the use of drought tolerant, xeriscape, and water-conserving landscape practices for both public and private projects.	- Water Conservation Landscape Ordinance - Development Review Process
6.	Develop and implement public education programs designed to increase public participation in energy, water conservation and recycled water use.	- Public Education Programs

7.	Require large electricity users to submit a use and conservation plan concurrent with development review specifying measures to be taken to minimize demand.	- <i>Development Review Process</i> - <i>Monitoring Programs</i> - <i>Load/Resources Management Plan</i>
8.	Enforce energy requirements and encourage development and construction standards that promote energy efficiency and conservation.	- <i>Development Review Process</i> - <i>Title 24 of Building Code</i> - <i>Zoning Ordinance</i>
9.	Preserve scarce resources by undertaking major projects in energy conservation and load management, including increasing efficiency in the City's electrical system.	- <i>Interagency Coordination and Cooperation</i> - <i>Load/Resources Management Plan</i> - <i>Capital Improvement Plan</i>
10.	Continue and expand energy efficiency and conservation programs to serve all utility users.	- <i>Public/Private Conservation Programs</i> - <i>Load/Resources Management Plan</i>

D. IMPLEMENTATION MEASURES

1. Water Conservation Landscape Ordinance

(Existing)

Continue implementation, through the City's Planning and Environmental Utilities Departments, a water conservation landscape ordinance that will provide standards for water-conscious landscaping to reduce water use in developments. This will include the use of drought tolerant, xeriscape, and other water-conserving landscape practices. Requirements shall specify use of trees and other vegetation in new development to provide shade and reduce energy demands for cooling. *(Policies 1 and 5)*

2. Water Conservation Ordinance

(Existing)

Implement, through the Environmental Utilities Department, the Water Conservation Ordinance that sets standards for water use and establishes a monitoring system. *(Policy 1)*

3. Development Review Process

(Ongoing)

Refer any development proposal that has an impact on water and energy sources and supply to the Environmental Utilities and Electric Departments for review and comment. Consider the Departments' comments during the review of the proposed project. A conservation plan may be required. The Environmental Utilities and Electric Departments shall establish standards specifying the size and type of projects subject to this requirement. Environmental review of a project shall examine conservation opportunities and include determinations of conservation measures that may be taken during and after construction. Landscape plans shall comply with the water conservation landscape ordinance. *(Policies 1, 5, 7 and 8)*

4. Water Conservation Planning and Implementation

(Ongoing)

Specify, through the City's water conservation plans, what implementation measures shall be taken in the event of drought conditions. In addition to securing available water through interagency agreements, implement programs for water conservation as specified in Best Management Practices (BMPs). Conservation Plans include those required by the Department of Water Resources (Urban Water Management Plan), the United States Bureau of reclamation (CVPIA Conservation Plan), and the Water Forum (Water Forum Conservation Plan). *(Policies 1 and 2)*

5. Interagency Coordination and Cooperation

(Ongoing)

Work closely with other agencies, federal, state, local, and region-wide, to expand City energy and water conservation programs, to develop new methods of water reuse, and to undertake major projects in energy conservation and load management. *(Policies 2 and 9)*

6. Recycled Water

(Existing)

Actively pursue the use of recycled water where applicable and, if feasible, for use in wildlife or wetlands habitat reclamation. Continue development of the proper infrastructure to facilitate recycled water use within the City through implementation of the Recycled Water Feasibility Study. *(Policy 3)*

7. Capital Improvement Plan

(Existing)

Plan for conservation of water and energy resources in the City's Capital Improvement Plan (CIP). The plan shall establish priorities for major projects that will make the City's electrical system more efficient and provide additions to the City's infrastructure that will facilitate recycled water use in industrial and landscape applications. *(Policies 3 and 9)*

8. Specific Plans

(Ongoing)

Ensure that specific plans are consistent with the goals and policies of the General Plan. Specific plans shall specify the preservation of scarce resources, indicate conservation measures and programs, and identify opportunities to use recycled water when appropriate. *(Policy 4)*

9. Groundwater Protection Programs

(Component instituted by the General Plan)

Ensure the implementation of the policies in the Open Space and Conservation Element of the General Plan that include policies to protect the quality and quantity of the City's groundwater and recharge areas. *(Policy 4)*

10. Public Education Programs

(Ongoing)

Actively pursue, through the Environmental Utilities and Electric Departments, public education programs on water and energy issues, xeriscape, and drought contingency measures. In conjunction with the programs offered on water conservation, actively pursue public programs on wastewater generation, treatment, and recycled water use. Aggressive efforts should be made to reach all households and provide accessibility through the timing and location of these programs. *(Policy 6)*

11. Monitoring Programs

(Proposed)

Establish, through the Environmental Utilities and Electric Departments, an effective program for identifying and monitoring large energy and water consumers. Subsequently develop programs to work with these consumers in developing alternative methods to reduce consumption levels. *(Policy 7)*

12. Load/Resources Management Plan

(Proposed)

Complete and regularly update, through the Electric Department, a Load/Resources Management Plan. This Plan should be

updated on an annual basis. The Load/Resources Management Plan shall:

- Provide projections of future power requirements
- Specify the standards of efficiency, conservation, reliability, and load management
- Identify electric sources, define objectives, and specify implementation measures and monitoring mechanisms to achieve these standards.
- Specify programs to moderate peak demand, helping to ensure that customers do not experience interruptions of service.

The Load/Resources Management Plan should also provide a summary of resources, existing and planned, to meet identified needs in a cost-effective manner. *(Water and Electric Policies 1, 7, 9 and 10)*

13. Title 24 of Building Code

(Existing)

Through the Building Division, continue to enforce Title 24 and Roseville-specific energy requirements that define construction standards that promote energy conservation. *(Policy 8)*

14. Zoning Ordinance

(Existing)

Continue to implement the City's Zoning Ordinance that includes development standards that promote energy conservation and the use of alternate energy resources. Such standards may include building orientation and solar access standards. *(Policy 8)*

15. Public/Private Conservation Programs

(Ongoing)

Promote public/private programs that facilitate water and energy conservation. Establishing minimum water conservation/efficiency standards, incentive programs, and water and energy conservation education can provide direction to these programs and indirectly help reduce consumption. *(Policies 2 and 10)*

EXTENSION OF CITY SERVICES

The format of the extension of the City Services Component varies from the remainder of the Public Facilities Element. The focus is the extension of City public utility services, defined as water, electric, and wastewater, to properties outside the City limits. A significant constraint to development in much of unincorporated Placer County is the lack of urban services, particularly water and wastewater. The issue of extending City services has arisen, and will likely continue to arise, in the future. For this reason, it is important that the City articulate its intent.

Findings that will need to be made for the City to extend services have been identified. These findings are organized by the type of service (electric, water, wastewater, recycled water, and solid waste) and whether the extension is requested for development that is built at the time of the request (existing development) or is planned for the future (new development). In each case, the findings differ slightly. This is to account for the differing circumstances and the differing controls the City has over each service.

Some of the primary issues associated with the extension of City services that the findings address include: impacts on the service levels of existing customers within Roseville; who pays the cost of the extension; and, potential growth management considerations. The findings contained in this component should be considered in combination with the goals and policies of the remainder of the Public Facilities Element and the Growth Management Component of the Land Use Element.

A. EXISTING DEVELOPMENT

*The following describe, for each utility, the conditions necessary for permitting the extension of electric, water, wastewater, recycled water, and solid waste service to **existing development** outside the City limits.*

ELECTRIC

1. The City Council may approve the extension of electric service to existing development outside the City limits if the Council finds that:
 - a) There are overriding benefits to the City of Roseville for providing service;
 - b) The property owner pays the full cost of the extension of service; and,
 - c) The extension of service does not adversely affect the level of service experienced by utility customers within the City limits.

WATER

2. The City Council may approve the extension of City water service to existing development outside the City limits if the Council finds that:
 - a) Conclusive documentation is provided showing that an environmental health problem exists and that connection to the City water system is the only viable alternative;
 - b) The property served pays the full cost of the extension of service; and,
 - c) The extension of water service does not adversely affect the level of service experienced by utility customers within the City limits.
 - d) Request for service has been received from the existing service area provider.

WASTEWATER

3. The City Council may approve the extension of the wastewater system, using the appropriate regional partners' allocation of plant capacity and/or the extension of the collection system, to existing development outside the City limits if the Council finds that:
 - a) Conclusive documentation is provided showing that an environmental health problem exists and that connection to the City wastewater system is the only viable alternative;
 - b) The property served pays the full cost of the extension of service; and,
 - c) The extension of wastewater service does not adversely affect the level of service experienced by utility customers within the City limits.
 - d) Request for service has been received from the appropriate regional partner.

RECYCLED WATER

4. The City Council may approve extension of recycled water to areas outside the City limits if the Council finds that:
 - a) An adequate supply of recycled water is available;
 - b) The costs associated with the extension of service are borne by the property owner; and
 - c) The City retains the authority to terminate delivery of recycled water

SOLID WASTE

5. The City Council may approve the extension of solid waste collection and recycling service to existing development outside the City limits if the Council finds that:
 - a) There are overriding benefits to the City of Roseville for providing service;
 - b) The property owner pays the full cost of the extension of service; and
 - c) The extension of service does not adversely affect the level of service experienced by utility customers within the City limits.

B. NEW DEVELOPMENT

*The following describe, for each utility, the conditions necessary for permitting the extension of electric water, , wastewater, recycled water, and solid waste service to **new development** outside the City limits.*

ELECTRIC

1. The City Council may approve the extension of electric service to **new development** outside the City limits if the Council finds that:
 - a) There are overriding benefits to the City of Roseville for providing service;
 - b) The property owner pays the full cost of the extension of service; and,
 - c) The extension of service does not adversely affect the level of service experienced by utility customers within the City limits.

WATER

2. The City Council may approve the extension of domestic water service to new development outside the City limits if the Council finds that:
 - a) The property owner signs a recorded, irrevocable agreement to annex the property into the City of Roseville when such annexation is requested by the City;
 - b) The property is located within the City of Roseville sphere of influence;
 - c) The costs associated with the extension of service are borne by the property owner;
 - d) The extension of service does not adversely affect the level of service experienced by utility customers within the City limits;
 - e) The area served complies with the adopted City water conservation policies and Urban Water Management Plan;
 - f) The request for service has been reviewed by the appropriate City advisory commissions or committees; and,
 - g) The development is consistent with the policies of the Roseville General Plan and all City development standards.

WASTEWATER WITHIN THE SPHERE OF INFLUENCE

3. The City Council may approve the extension of the City wastewater utility, allocating a portion of the Roseville allocation of the plant treatment capacity and/or extending the collection system, to new development outside the City limits and within the Roseville sphere of influence if the Council finds that:
 - a) The property owner signs a recorded, irrevocable agreement to annex the property into the City of Roseville when such annexation is requested by the City;
 - b) The costs associated with the extension of service are borne by the property owner;
 - c) The extension of service does not adversely affect the level of service experienced by utility customers within the City limits or those served by the treatment plant; and,
 - d) The development is consistent with the policies of the Roseville General Plan and all City development standards.
 - e) Approval of the appropriate regional partner has been received.

WASTEWATER OUTSIDE THE SPHERE OF INFLUENCE

4. The City Council may approve the extension of the City wastewater utility, allocating a portion of the Roseville allocation of the plant treatment capacity and/or extending the collection system, to new development outside the City limits and outside the Roseville sphere of influence if the Council finds that:
 - a) There is excess capacity available that is not needed to serve development planned in the service area of the plant or the costs associated with any necessary expansion to the treatment plant are paid in advance of the extension of service;
 - b) The costs associated with the extension of service are borne by the property owner;
 - c) The extension of service does not adversely affect the level of service experienced by utility customers within the City limits or those served by the treatment plant; and,
 - d) Any potential growth-inducing impacts associated with the extension have been fully mitigated.
 - e) Approval of the appropriate regional partner has been received.

RECYCLED WATER

5. Recycled water may be extended to areas outside the City limits if the Council finds that:
- a) An adequate supply of recycled water is available;
 - b) The costs associated with the extension of service are borne by the property owner; and,
 - c) The City retains the authority to terminate delivery of the recycled water .

SOLID WASTE

6. The City Council may approve the extension of solid waste collection and recycling service to new development outside the City limits if the Council finds that:
- a) There are overriding benefits to the City of Roseville for providing service;
 - b) The property owner pays the full cost of the extension of service; and
 - c) The extension of service does not adversely affect the level of service experienced by utility customers within the City limits.
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VIII. SAFETY ELEMENT



2020

SAFETY

Seismic and Geologic Hazards

Flood Control

Police Services

Fire Protection

Hazardous Materials

Health Services

Electromagnetic Fields

Since 1975, state law has required that a safety element be included as part of all general plans. In 1984, the legislature consolidated the safety and seismic elements into one element that includes seismic safety, geologic hazards, fire safety, and flooding. As with all elements, additional safety issues of particular importance to the community may also be included.

The citizens of Roseville rely on the City for many of their safety needs, such as fire and crime prevention. They count on the City to plan for, and protect them from, natural hazards such as flooding, earthquakes, and other potentially dangerous situations. The Safety Element addresses safety concerns of the community and sets forth the goals and policies essential for their resolution. The Safety Element is comprised of the following components:

Seismic and geologic hazards includes goals and policies to protect the City's residents from danger associated with active faults, liquefaction, ground failure (landslides), and steep slopes. While the potential for seismic and geologic hazard occurrences in Roseville is not high, the soil and geologic characteristics of the City continue to play an important role in determining safety procedures.

Flood control underscores the need for development standards along the City's floodways. Since the floods of 1986, the City's flood-prone areas have been redefined and, in

some cases, regulations pertaining to development in these areas are more restrictive to protect life and property.

Police services addresses protection of persons and property within the City by application of the crime prevention unit, building security ordinance, department training program, and streets patrol.

Fire protection includes goals and policies to prevent and protect against catastrophic fires and minimize the loss of life and damage to property and the environment. Policies are established to achieve a four-minute response time and an ISO rating of 3 or better.

Hazardous materials addresses the need for the safe and efficient handling of hazardous materials and implementation of programs that will comply with state law. This includes requirements for the submittal of a Hazardous Materials Management Plan (HMMP) and emergency response procedures for hazardous spills.

Health services includes the existing status of health services within the City of Roseville and provides policies that ensure that medical needs are met. Trauma center services and health care for indigents are addressed.

Electromagnetic fields includes the Electric Department's policy of "prudent action" with regard to electromagnetic fields (EMF).

The City's Multi-Hazard Function Plan provides direction for responding to disastrous occurrences in Roseville. This plan, which is subject to State Office of Emergency Service (OES) review and certification on a periodic basis, describes response strategies for all types of emergencies. The plan also addresses interagency cooperation, emergency functions, continuity of government responsibility, and public awareness. In addition, the plan provides strategies for operation of police, fire, and health services, as well as transportation alternatives, search and rescue, shelter, and other required services in the event of a multi-hazard emergency.

It is an underlying goal of the entire Safety Element to protect the life, property, and environment of community residents, enterprises, employees, and visitors.

SEISMIC AND GEOLOGIC HAZARDS

A. SETTING

Like any California community, Roseville is subject to potential seismic activity. The South Placer area, as designated by the State Division of Mines and Geology, is classified as a low-severity earthquake zone. Expected intensity on the Modified Mercalli Scale would range between VI and VII. Events typical of this intensity level would include cracks in weak masonry and chimneys, shaking or rustling of trees and bushes, furniture movement, and breaking of glassware.

A major seismic event in Roseville could occur from earthquake activity along faults some distance from the City and, in an extreme situation, could conceivably result in severe property damage and injury to building occupants or passersby. Further damage could result from breakage of electrical, water and gas lines, causing additional problems in the course of post-earthquake repairs.

The last seismic event recorded in the South Placer area, measuring at least 4.0 on the Richter Scale, occurred in 1908 on a north-south fault line between Folsom and Auburn and on an east-west line between Placerville and Roseville. No significant seismic events have been recorded since that time within the Roseville vicinity. However, the State Division of Mines and Geology indicates that increased earthquake activity throughout California may cause tectonic movement along now "inactive" fault systems.

The following describes the existing conditions and state provisions relevant to seismic and geologic hazards.

EXISTING CONDITIONS

Regional Faults - While numerous faults have been identified within 100 kilometers of the Sacramento area, there are no known active faults located within Placer County. Three inactive faults lie within the immediate Roseville vicinity: 1) the Volcano Hill Fault, extending northwesterly for approximately one mile starting just east of the City limits; 2) the Linda Creek Fault (the existence of which is disputed due to

lack of recorded activity) extends along a portion of Linda Creek through Roseville and a portion of Sacramento County; and, 3) an unnamed fault alignment extending east to west between Folsom Lake and the City of Rocklin, portions of which are concealed, but possibly connected to the Bear Mountain Fault near Folsom Lake. These faults are identified on Figure VIII-1.

Liquefaction - This process, involving loose, sandy soil with a high water content, undermines the ground's ability to solidly support building structures during seismic activity. According to the State Division of Mines and Geology, the City of Roseville is not specifically addressed in currently available liquefaction risk data. No determination has been made that liquefaction exists in the Roseville area. However, based on project-specific analysis and past experience, liquefaction has not been a significant problem within the City.

Ground Failure - The City's geographic location, soil conditions, and surface terrain combine to minimize risk of major damage from landslides, subsidence (gradual shrinking of the earth's surface due to underground resource extraction), or other geologic hazards resulting from seismic activity and related natural forces.

Slopes - While Roseville is located on relatively level terrain, the land gradually increases in slope to the east and north. The most significant slope areas are located along creeks and ravine areas.

STATE LAW

Alquist-Priolo Act - The Alquist-Priolo Special Studies Zone Act of 1972 is directed at areas identified by the State Geologist as likely to experience earthquakes. The act focuses on surface fault rupture and not shaking. It addresses earthquake safety in building permits and subdivision procedures by requiring project applicants to submit a registered geologist's report describing potential for on-site surface rupture. Roseville is not included within any special study area and, consequently, not subject to these requirements.

Seismic Hazards Mapping Act - Under the 1991 Seismic Hazards Mapping Act (AB 3897), regional data shall be gathered and zones mapped to identify areas where earthquake geologic hazards may occur. This information is to be used in city and county hazard mitigation plans and incorporated into general plan safety elements. According to the California Geological Survey's *Seismic Shaking Hazards maps of California (1999)* the Sacramento Region has a low probability of experiencing significant ground shaking. The shaking hazard maps show the level of ground motion that has one chance in 475 of being exceeded each year, which is equal to a ten percent probability of being exceeded in 50 years. These maps are not intended for site-specific hazards analysis, but only provide a regional perspective of earthquake hazard in California.

Landslide Hazard Identification Program - This act directs the State Geologist to identify and map hazardous landslide areas for use by municipalities in planning and decision-making on grading and building permits. Three factors that characterize landslide hazard areas include significant slope, weak rocks, and heavy rains. This program focuses on urban areas and growth areas that exhibit these characteristics. Roseville, and the surrounding Sacramento region, are not identified as areas prone to landslide hazards. Therefore, the region has not been included as a part of this study program.

B. OUTLOOK

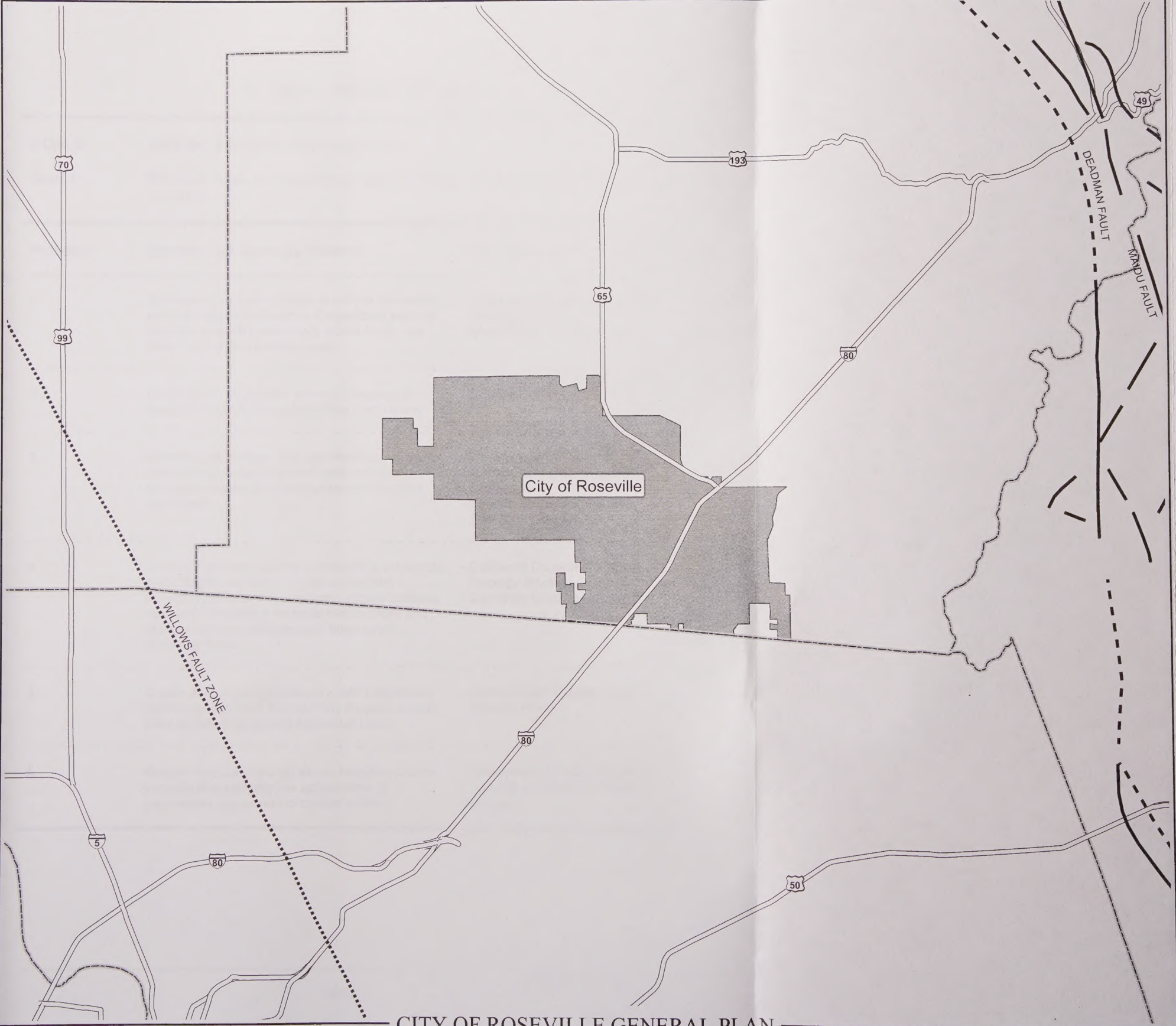
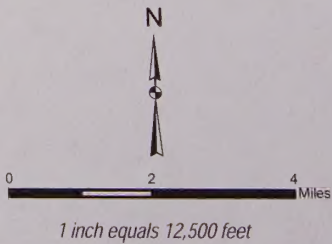
While the potential for seismic and geologic hazard occurrences in Roseville is not high, the soil and geologic characteristics of the City continue to play an important role in determining safety procedures. Current policies and ordinances reflect the City's ongoing obligations to protect lives and property and include ongoing monitoring of seismic activity and periodic updating of plans for emergency events. Continued implementation of these policies and enforcement of City ordinances and General Plan policies will ensure that efforts are maximized in protecting the safety of Roseville's citizens from potential geologic and seismic safety hazards.

ROSEVILLE 2020
Regional Fault Map

Fault Line Displacement

- Well Located
- - - Approximately Located or Inferred
- Concealed

Source:
Modified from, Division of Mines and Geology,
CR-ROM 2000-006 (2000), Digital database of
faults from the Fault Activity Map of California
and Adjacent Areas.



C. GOALS AND POLICIES

GOALS: SEISMIC AND GEOLOGIC HAZARDS

Goal 1 Minimize injury and property damage due to seismic activity and geologic hazards.

Policies:	Seismic and Geologic Hazards	Implementation Measures
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- | | | |
|--|---|---|
| 1. | Continue to monitor seismic activity in the region and take appropriate action if significant seismic hazards, including potentially active faults, are discovered in the planning area. | <ul style="list-style-type: none"> - California Division of Mines and Geology Studies - Multi-Hazard Function Plan |
| <hr style="border-top: 1px dashed #000;"/> | | |
| 2. | Continue to mitigate the potential impacts of geologic hazards through building plan review. | <ul style="list-style-type: none"> - California Building Code |
| <hr style="border-top: 1px dashed #000;"/> | | |
| 3. | Minimize soil erosion and sedimentation by maintaining compatible land uses, suitable building designs, and appropriate construction techniques. | <ul style="list-style-type: none"> - Development Review Process - Grading and Erosion Control Ordinance - Specific Plans - Land Use Designation |
| <hr style="border-top: 1px dashed #000;"/> | | |
| 4. | Comply with state seismic and building standards in the design and siting of critical facilities including police and fire stations, school facilities, hospitals, hazardous material manufacture and storage facilities, bridges, and large public assembly halls. | <ul style="list-style-type: none"> - California Division of Mines and Geology Studies - California Building Code |
| <hr style="border-top: 1px dashed #000;"/> | | |
| 5. | Create and adopt slope development standards prior to or as part of the planning process for any area identified as having significant slope. | <ul style="list-style-type: none"> - Development Review Process - Specific Plans |
| <hr style="border-top: 1px dashed #000;"/> | | |
| 6. | Require contour grading, where feasible, and re-vegetation to mitigate the appearance of engineered slopes and to control erosion. | <ul style="list-style-type: none"> - Development Review Process - Grading and Erosion Control Ordinance |
-

D. IMPLEMENTATION MEASURES

1. California Department of Mines and Geology Studies

(Ongoing)

Continue to monitor California Department of Mines and Geology studies. Pursuant to various state legislation, the Department of Mines and Geology studies potentially active faults on an ongoing basis. Information on a previously unknown or inactive fault that is discovered and/or becomes active can be obtained by monitoring such studies. Discovery of any such fault in the region may require modification of the City's development and building codes. *(Policies 1 and 4)*

2. Multi-Hazard Function Plan

(Existing)

Through the Roseville Fire Department, maintain and update the state-required Multi-Hazard Function Plan that describes response strategies for all types of emergencies. The plan addresses interagency cooperation, emergency functions, continuity of government responsibility, and public awareness. In addition, the plan provides for the operation of police, fire, and health services, as well as transportation alternatives, in the event of a multi-hazard emergency. City evacuation procedures are described and are submitted to the State Office of Emergency Services for approval. The City shall implement this plan in the event of a hazardous seismic or geologic occurrence. *(Policy 1)*

3. California Building Code

(Existing)

Through the Building Division of the Public Works Department, continue to enforce and update the California Building Code that includes construction standards for seismic and geologic safety. *(Policies 2 and 4)*

4. Development Review Process

(Ongoing)

Refer any development proposal that may be impacted by grading, soil, or geologic issues to the Public Works Department. Consider the comments of the Public Works Department in the development review process.

The environmental review for projects shall include a full inventory of potential grading impacts and any potential soil or geologic concerns, assessment of potential project impacts, and identification of mitigation and monitoring measures. Issues relating to slopes, liquefaction, ground failure and erosion shall be addressed. Project design, grading, and building construction techniques shall be utilized, as applicable, to minimize impacts.

Sites that are determined to have significant slope shall be identified and appropriate design restrictions shall be implemented to avoid the risk of erosion or landslide. Graded slopes shall generally be limited to 2:1 where feasible. Slopes that are less than 2:1 should be encouraged. The use of retaining walls or stepped building designs should be pursued as an alternative to high or steep slopes where feasible and desirable. *(Policies 3, 5 and 6)*

5. Grading Ordinance

(Existing)

Enforce and regularly evaluate the Grading Ordinance. The Grading Ordinance includes specific standards for project construction and erosion control. This ordinance requires prompt re-vegetation of disturbed areas, avoidance of grading activities during wet weather, avoidance of disturbance within drainageways, and other erosion control measures. *(Policies 3 and 6)*

6. Specific Plans

(Ongoing)

Ensure that specific plans are consistent with the goals and policies of the General Plan. Specific plans shall identify potential geologic, soil, and seismic hazards within the planning area and shall also include measures to reduce the risk of such hazards. Proposed specific plans shall identify criteria for development on

steep slope areas, as applicable, in order to ensure public safety and minimize environmental and aesthetic impacts. (*Policies 3 and 5*)

7. Land Use Designation (*Ongoing*)

In areas where potentially significant soil and erosion impacts are identified, the City should consider open space or other appropriate land use designations, as specific in the Land Use Element, to minimize potential impacts. (*Policy 3*)

FLOOD PROTECTION

A. SETTING

The City of Roseville is located within portions of two major drainage basins: the Pleasant Grove Creek Basin and the Dry Creek Basin. Pleasant Grove Creek and its tributaries drain most of the western and central areas of the City north of Baseline Road and the Diamond Oaks Golf Course. Dry Creek and its tributaries drain the remainder of the City from Rocklin to the north, Loomis Basin to the east, Sacramento County to the south, and Placer County to the west. The Dry Creek system has year-round flows in its major watercourses, while the Pleasant Grove system is intermittent in nature with only seasonal flows. For the most part, the primary creek systems in the City have been maintained in their natural state and alignment.

Upstream flows, generated elsewhere in Placer County, enter Roseville's creeks and tributaries from the east and north. The creek systems, picking up additional natural and storm water system delivered run-off in the City, generally flow in a west-southwestern direction through Roseville. The flows continue to move west-southwestward into Placer, Sacramento, and Sutter Counties, eventually draining through various creeks and canals into the Sacramento and American Rivers.

Flooding is defined as the temporary rising and overflowing of water resulting in partial or complete inundation of normally dry land areas. The initial force of flooding and inundation of floodwaters can result in injury, loss of life, and property damage. Damage may include: the shattering or flooding of structures, including homes and businesses; uplifting of vehicles and other objects; damage to roadways, bridges, infrastructure and services; and, soil instability, erosion, and landslide.

Flood protection is a major concern in Roseville as well as the remainder of the Sacramento/South Placer region. Flooding in Roseville is associated with storm run-off exceeding creek and storm drainage capacities. As a result, flooding in the City is generally confined to limited areas of low elevation adjacent to the creek systems.

Reports of flooding along Dry, Antelope, Cirby, and Linda Creeks have been recorded from the 1930's to present time. Recent flooding that has resulted in property damage has occurred about every three to five years since 1950, with the exception of the period from 1973 to 1981 when no flooding was reported. Until recently, the largest event on record took place in February 1986, causing substantial damage to property. The flood was considered to range between a 70 and 100-year event, depending upon the location.

In January of 1995, the City was subject to flooding that exceeded the flood event of 1986 on Cirby Creek and Linda Creek. A detailed description of the flooding problem in the Dry Creek watershed can be found in the "Dry Creek Watershed Flood Control Plan" by the Placer County Flood Control District dated April 1992 and in the "Cirby-Linda-Dry Creek Study" by Dames & Moore dated November 1991. The portion of Roseville within the Pleasant Grove Creek watershed has, until recently remained mostly undeveloped so reports of flood damage are limited.

Localized flooding resulting from storm run-off exceeding piped drainage capacity is primarily limited to street flooding. There are no reports of major flood damage caused by piped drainage capacity being exceeded.

In addition, dam failure could result in widespread flooding. Although there are no dams within Roseville, the failure of Folsom Lake dike numbers 5 and 6 could impact the City. The Placer County Office of Emergency Services has developed a plan of action to be implemented in the unlikely event of such a failure occurring.

The City of Roseville is involved in several flood control projects and mitigation programs designed to protect residents and lessen the potential for flooding both within the City and within neighboring communities:

- The City has initiated the Cirby-Linda-Dry Creek Flood Control Project to reduce storm

water back up at constrictions and increase the overall capacity of the floodplain. Of the seven work packages described in the project study, five have been completed. As a result of those improvements, the number of structures in the floodplain has been reduced to about 90. Most of the structures remaining in the floodplain are near Cirby Creek in the Zien Court and Trimble Way area and along Dry Creek upstream of Folsom Road.

- The City is currently collecting drainage mitigation fees within the Pleasant Grove and Dry Creek watersheds to be used to alleviate potential downstream drainage problems in these basins. Roseville is also involved, through the Placer County Flood Control District, in the Auburn Ravine, Coon Creek, and Pleasant Grove Creeks Flood Mitigation Plan dated June 1993, as well as the Dry Creek Watershed Flood Control Plan.
- The City presently has a flood alert system in place. In the event of potential flooding, warnings will be broadcast on Roseville's Government Access Channel (cable channel 11) and on local radio stations. The system is designed to provide residents up to three hours advance warning of potential flooding within the 100-year floodplain. Details of this program are described in the City of Roseville's Emergency Response Plan.
- The City operates a stream cleaning program in the flood prone areas of Roseville each year. Details of this program can be found in the City's Creek Maintenance Guidelines dated February 2001 and the Stream Clearing Inspection Report dated July 2001.

Minimizing encroachment within the 100-year floodplain has been a primary goal of the City. The definition of the 100-year floodway has, however, evolved over time. A majority of the damage that resulted from the 1986 and 1995 floods occurred within the older infill area of the City where historic encroachments into what is currently recognized as the floodplain have occurred.

In most cases, the definitions of the floodplain generated by the U.S. Army Corps of Engineers and the Federal Emergency Management

Agency (FEMA) encumber less property than those developed for the City. The most recent FEMA information is, however, much more parallel with the City data than previous versions. Updated floodplain maps, prepared by Nolte and Associates in 1987, have in many areas of the City been recognized as the best available floodplain information. The "Nolte Future Floodplain" represents the 100-year floodplain based on estimated build-out of the Pleasant Grove and Dry Creek basins. The boundaries of the floodplain are generally reflected on Figure VIII-2.

The City of Roseville regulates its floodplain areas through land use, zoning, and other development restrictions. This includes policy that requires the dedication of, and prohibits most development within, the 100-year floodplain area. Certain exceptions to this policy exist primarily within the infill area and for the construction of essential services. Where encroachments may be permitted, improvements are required to be designed to minimize cumulative upstream and downstream effects.

The Flood Area Combining land use designation is applied to all floodplain areas in the City. This designation is normally combined with open space or park designations, but may be combined with other land uses in areas with existing development. The City is responsible for maintaining its storm drain systems (including the creeks that are part of that system, where they are owned by the City), as well as its existing and planned retention and detention basins.

In addition to the City, there are several other agencies that regulate floodplain areas and/or the resources commonly found within these areas. These agencies include the U.S. Army Corps of Engineers (Section 404 of the Clean Water Act), California Reclamation Board, FEMA, and the California Department of Fish and Game (1603 Stream Bed Alteration Agreement). The Placer County Resource Conservation District and the Placer County Flood Control District provide advice and assistance on floodplain management.

FEMA plays a particularly prominent role in floodplain management. FEMA is charged with overseeing disaster assistance and mapping floodplains. One of its programs is the National

Flood Insurance Program (NFIP) that requires owners of property within designated flood zones to purchase flood insurance. Eligible flood zones are designated through engineering studies that are adopted by FEMA. The mapping of the flood zones then becomes the Flood Insurance Rate Map (FIRM) that reflects the expected frequency and severity of flooding by area. The City, in September 1990 and 2001, adopted revised FIRM maps to ensure continued participation in the National Flood Insurance Program.

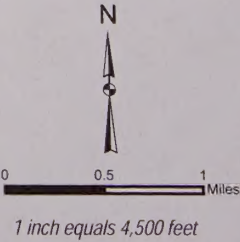
B. OUTLOOK

As urbanization of western Placer County continues to increase within the Pleasant Grove Creek and Dry Creek Basins, Roseville faces the potential of experiencing increased flooding problems. Land development typically results in increased hard surfaces and decreased vegetation. These conditions limit infiltration opportunities and, without adequate mitigation, can increase storm water run-off rates and volumes and decrease the time required to reach peak discharge.

The goals, policies, and implementation measures of this component focus on minimizing damage due to flood hazards. Key to this effort is the clear definition and application of floodplain boundaries. Emphasis is placed on protecting the floodplain areas and on pursuing regional cooperation on flooding issues. The City is committed to exploring environmentally sensitive flood control solutions. As a result, this component is intended to be utilized in combination with the goals, policies, and implementation measures contained within the Open Space and Conservation Element.

ROSEVILLE 2020
Floodplain

- 100 Year Floodway
- Creeks



C. FLOODPLAIN DESIGNATIONS

Clear policy on how floodplain areas are defined and regulated is very important in effectively dealing with flood protection. Several different designations have been used to define floodplains in Roseville. The designations differ as to when they were developed, the methodology utilized, and the assumptions incorporated. This has resulted in some confusion in how and where these various definitions have been applied in the past. It is the intent of the General Plan to establish clear direction to ensure consistent application of floodplain policy in the City.

Policy relating to the designation of the floodplain recognizes that there are differences between the infill area and the remainder of the City. The primary difference relates to the existence of development in the floodway fringe. Within the infill area such development exists, while in the remainder of the City it does not. As a result, floodplain policy for the infill area is slightly more flexible to account for existing development and to retain some development potential for those undeveloped but entitled properties within the floodway fringe, assuming compliance with the specified restrictions.

FLOODPLAIN DESIGNATION POLICY

OBJECTIVES:

In the City of Roseville, floodplain policy focuses on two primary objectives: 1) To minimize the potential for flood damage by providing for the safe movement of flood waters through the City; and, 2) To preserve, protect, and enhance the natural habitat, open, and recreational values found along Roseville's floodplain and creek environments. The goals, policies, and implementation measures within this Element focus primarily on the safety objective. It is intended that these policies be utilized in combination with the policies contained within the Open Space and Conservation Element to ensure full implementation of the objectives stated above.

FLOODPLAIN DESIGNATION:

The City of Roseville shall designate the 100-year floodplain area on its land use map in accordance with the best available floodplain information as determined by the Public Works Director. In many portions of the City, the Nolte Future Floodplain (1987) has been utilized to designate floodplain boundaries. The Nolte Future Floodplain defines floodway and floodway fringe boundaries within the floodplain. The floodway fringe is defined as that area along the boundary of the floodplain that, if totally obstructed, would not result in more than a one foot rise in the water surface elevation. The floodway constitutes the remainder of the floodplain area and is typically where flood waters have the most velocity.

Where Nolte Future Floodplain information does not exist, or where it is determined that Nolte does not represent the best available information, new floodplain information shall be generated by the project proponent. New floodplain information shall generally be developed: 1) Consistent with the build-out development assumptions utilized by the Nolte Future Floodplain analysis; and, 2) In compliance with the most recent Placer County Floodplain Manual.

Designation of floodplain boundaries may normally be terminated where the 100-year floodplain generally narrows to a width of 200 feet or less and where the associated drainage area is less than 300 acres. Precise termination of boundaries shall be as approved by the Public Works Director.

FLOODPLAIN DEVELOPMENT REGULATIONS:

Development within designated 100-year future floodplain areas shall be regulated as follows:

1. INFILL AREAS

No development is permitted within the future floodway. Development may be permitted by the City within the future floodway fringe. In accordance with the Nolte definition, such development shall be limited to that falling within the assumed cumulative one-foot rise in the water surface elevation.

2. REMAINDER OF THE CITY (Specific Plans, and the North Industrial area,)

No development is permitted within the future floodplain (floodway and floodway fringe). Exceptions may be considered by the City on a case-by-case basis if encroachment is limited to only the future floodway fringe and would not result in any off-site increase in the water surface elevation.

The above designations are schematically reflected in Figure VIII-3.

ESSENTIAL SERVICES EXCEPTIONS:

On-site increases in the water surface elevation and/or fill within the future floodplain, including the future floodway, may be permitted by the City on an exception basis if associated with essential facilities and services such as roads, infrastructure, and detention facilities subject to the following criteria:

- No feasible¹ alternatives exist that would eliminate or reduce the need for fill and/or an increase in the water surface elevation and would result in a lesser impact to the environment.
- The facility has been designed to result in the minimum amount of fill and impact necessary to achieve its intended purpose and results in no off-site increase in the water surface elevation.

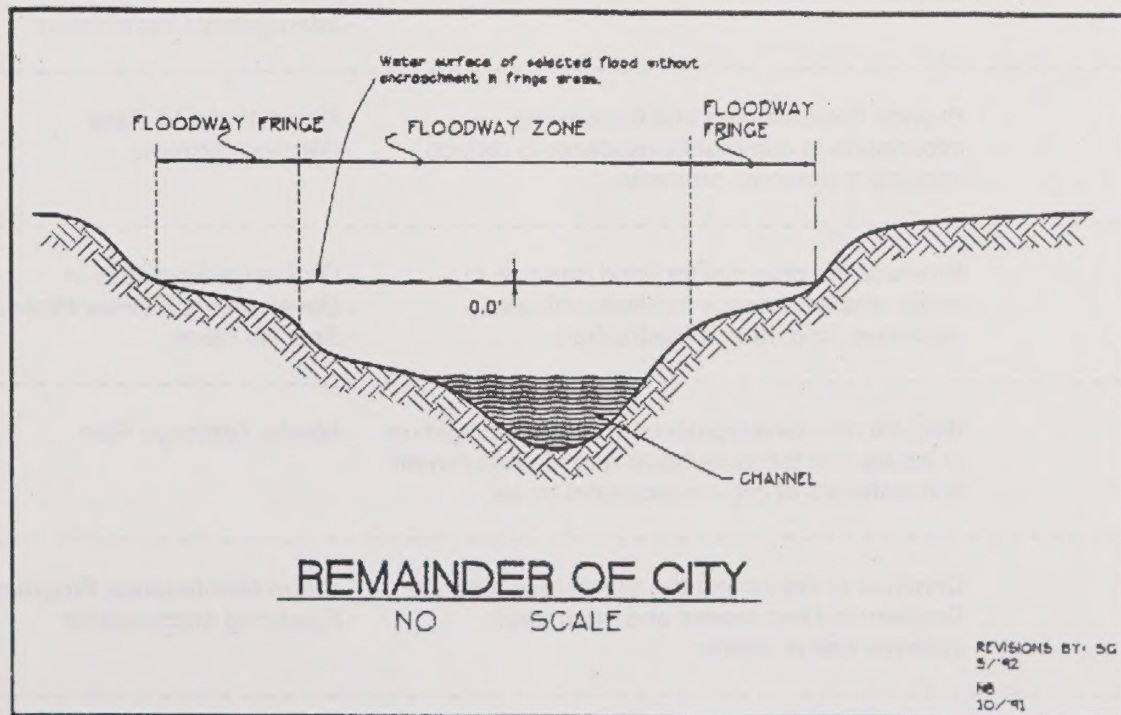
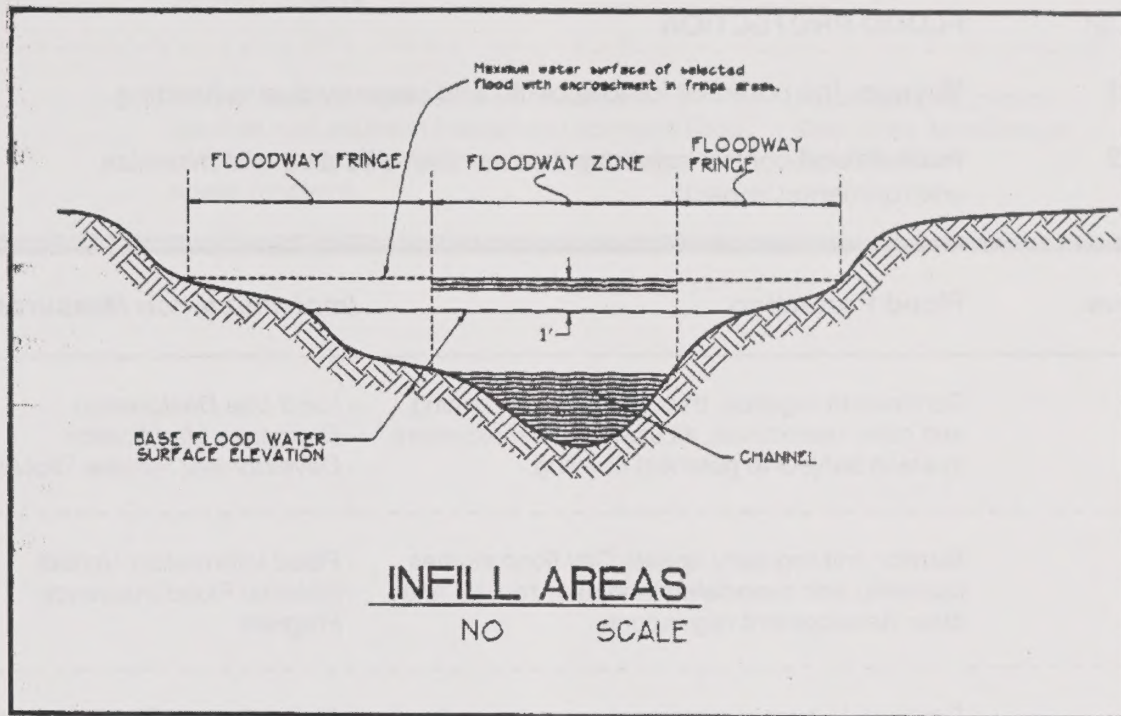
SECONDARY CHANNELS AND TRIBUTARIES:

Channels and tributaries outside the designated 100-year floodplain as defined above may be permitted to be channelized or modified. Generally, piping is encouraged for maintenance and public health and safety reasons where it is determined that the upstream watershed is less than 300 acres.. All such channelizations, piping, and other modifications are subject to the discretionary approval of the City and may only be approved if:

- The modification to the channel or tributary would not result in any off-site increase in the water surface elevation.
- The channel or tributary to be modified is determined to have less than significant vegetation, habitat, visual, recreation, or other open space value.
- If channelized, created channels should be designed to: 1) Provide adequate open space to safely accommodate the 100-year flow; 2) Reflect cross-sections and contours similar to the natural channel and be unlined; 3) Be compatible with the adjacent system and provide transitions as appropriate; 4) Be an integral part and amenity to development; and, 5) Incorporate habitat enhancement, mitigation, and other resources.
- If piped, the 100-year flow must be able to be safely accommodated over land assuming a blocked pipe and must comply with all other provisions of the City of Roseville Improvement Standards.

¹ Feasible is defined as capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors

Figure VIII-3
FLOODPLAIN DESIGNATION CROSS SECTIONS



D. GOALS AND POLICIES

GOALS: FLOOD PROTECTION

- Goal 1** Minimize the potential for loss of life and property due to flooding.
- Goal 2** Pursue flood control solutions that are cost-effective and minimize environmental impacts.
-

Policies:	Flood Protection	Implementation Measures
1.	Continue to regulate, through land use, zoning, and other restrictions, all uses and development in areas subject to potential flooding.	- <i>Land Use Designation</i> - <i>Ordinance Modification</i> - <i>Development Review Process</i>
2.	Monitor and regularly update City flood studies, modeling and associated land use, zoning, and other development regulations.	- <i>Flood Information Update</i> - <i>National Flood Insurance Program</i>
3.	Continue to pursue a regional approach to flood issues.	- <i>Placer County Flood Control District</i> - <i>Interagency Coordination</i>
4.	Provide flood warning and forecasting information to community residents to reduce impacts to personal property.	- <i>Flood Alert and Early Warning Systems</i>
5.	Minimize the potential for flood damage to public and emergency facilities, utilities, roadways, and other infrastructure.	- <i>Ordinance Modification</i> - <i>Development Review Process</i> - <i>Specific Plans</i>
6.	Require new developments to provide mitigation to insure that the cumulative rate of peak run-off is maintained at pre-development levels.	- <i>Master Drainage Plan</i>
7.	Continue to implement the Storm Maintenance Program to keep creeks and storm drain systems free of debris.	- <i>Storm Maintenance Program</i> - <i>Financing Mechanisms</i>

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- | | | |
|----|---|---|
| 8. | Establish flood control assessment districts or consider other funding mechanisms to mitigate flooding impacts. | <ul style="list-style-type: none">- <i>Specific Plans</i>- <i>Financing Mechanisms</i> |
|----|---|---|
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| 9. | Where feasible, maintain natural stream courses and adjacent habitat and combine flood control, recreation, water quality, and open space functions. | <ul style="list-style-type: none">- <i>Land Use Designation</i>- <i>Ordinance Modification</i>- <i>Specific Plans</i> |
|----|---|---|
-

E. IMPLEMENTATION MEASURES

1. Land Use Designation *(Existing)*

The City shall designate all areas identified as the 100-year floodplain with the Flood Area Combining land use designation as defined in the Land Use Element. The boundaries of the 100-year floodplain shall be as specified in the Floodplain Designations section of this component. Floodplain areas shall be preserved as specified in the Open Space and Conservation Element. Such preservation may include required dedication to the City. *(Policies 1 and 9)*

2. Ordinance Modification *(Proposed)*

Modify the City's Ordinances to include floodplain use regulations consistent with the goals, policies, and implementation measures of the Safety, Land Use, Open Space and Conservation, and Parks and Recreation Elements. *(Policies 1, 5 and 9)*

3. Development Review Process *(Ongoing)*

Refer any development proposal that has a direct or indirect impact on flood protection to the Public Works Department for comment. In addition, forward such proposals to other agencies as applicable, including the U.S. Army Corps of Engineers, California Reclamation Board, Federal Emergency Management Agency, California Department of Fish and Game, Placer County Resource Conservation District, and Placer County Flood Control District. Consider the comments of the agencies during the development review process.

Continue the City's existing development review process for both public and private projects in accordance with statutory requirements contained in such documents as the Zoning Ordinance, Sign Ordinance, Subdivision Ordinance and the Subdivision Map Act, Transportation Systems Management Ordinance, the specific plans, the California Environmental Quality Act, the Permit Streamlining Act, and other statutes. Continue

to provide for public participation and coordination with other jurisdictions through the review of development proposals.

Through the development review process, the City shall pursue the following:

- Promote the use of open grassy swales to carry run-off from urban areas to natural drainage.
- Discourage large continuous paved areas in development unless adequate mitigation is provided.
- Encourage development to use pervious paving materials.
- Ensure design that prevents the diversion of run-off onto neighboring parcels.
- Encourage development to discharge run-off into pervious areas.

All building pads shall be located a sufficient distance above the 100-year floodplain elevation, as determined by the Public Works Department, to minimize the potential for flooding. The review of improvement plans shall ensure that all storm drainage culverts and bridges along designated floodplains are designed to accommodate, at a minimum, 100-year flood volumes with at least one foot of freeboard as measured from where the water would otherwise overtop. . Where practicable, such improvements should accommodate 150% of the 100-year volumes. *(Policies 1 and 5)*

4. Flood Information Update *(Ongoing)*

Update the City's flood studies, modeling, and regulations at a minimum of every five (5) years, or whenever information becomes available that would significantly modify previous data. "New information" could take the form of new studies, change in City policy, consideration of a major development project or specific plan, or implementation of a flood control project. This will be overseen by the Public Works Department. When a new flood study is deemed appropriate, funding may be by City, state, and/or Federal sources, or by private funds from developing areas. *(Policy 2)*

5. National Flood Insurance Program (Ongoing)

Continue City participation in the National Flood Insurance Program (NFIP). This will include adoption and administration of updated Federal Emergency Management Agency (FEMA) model ordinances and Flood Insurance Rate Maps (FIRM). This will be overseen by the Public Works Department and will require no special funding needs. (Policy 2)

6. Placer County Flood Control District (Ongoing)

Remain actively involved in the Placer County Flood Control District. This involvement includes cooperation in the development of a comprehensive regional data base. Encourage regional drainage planning and design for all individual developments in the Placer County Flood Control District to address cumulative flooding impacts. Continue to participate in regional flooding studies, including the Auburn Creek/Coon Creek/Pleasant Grove Creek Flood Mitigation Plan and the Dry Creek Watershed Flood Control Plan. This will be overseen by the Public Works Department. Annual funding for membership is provided via the City's General Fund. (Policy 3)

7. Interagency Coordination (Ongoing)

Continue City coordination with other agencies on issues of flood control. Coordination between the City and adjacent jurisdictions occurs through several mechanisms including the distribution of development proposals for review and comment. Continue City cooperation with federal, state, and local agencies including the U.S. Army Corps of Engineers, California Reclamation Board, Federal Emergency Management Agency, California Department of Fish and Game, Placer County Resource Conservation District, and Placer County Flood Control District. This will be overseen by the Community Development Department, Planning Department and Public Works Department as appropriate and will require no special funding needs. (Policy 3)

8. Flood Alert and Early Warning Systems (Ongoing)

Continue to develop, implement, and expand the Flood Alert and Early Warning Program systems and integrate the systems with other local jurisdictions to form a regional warning program. This is overseen by the Public Works Department. Annual funding is provided through the City's General Fund (Policy 4)

9. Specific Plans (Ongoing)

Ensure that future specific plans and specific plan amendments are consistent with the goals and policies of the General Plan. The specific plans shall include the designation and preservation of floodplain areas and adjacent habitat. Provisions shall be incorporated to ensure that public infrastructure, utilities, and emergency services remain functional during flood conditions. Such infrastructure and facilities include water, sewer and gas mains, telephone and electric lines, streets and bridges, hospitals, and fire and police stations. Financing mechanisms shall be explored to fund necessary flood protection improvements and maintenance. Development agreements may be utilized to secure implementation and funding provisions. This is overseen by the Planning Department and Public Works Department and will require no special funding needs (specific plans are 100% cost recovery by the developers). (Policies 5, 8 and 9)

10. Master Drainage Plan (Ongoing)

Require a master drainage plan as part of the approval process for all specific plans and large development projects as determined by the Public Works Director. The master drainage plan should consider cumulative regional drainage and flooding mitigation. The intent of the plan is to ensure that the overall rate of run-off from a project does not exceed pre-development levels. If necessary, this shall be achieved by incorporating run-off control measures to minimize peak flows and/or assistance in financing or otherwise implementing comprehensive drainage plans. This is overseen by the planning Department

and Public Works Department and requires no special funding needs. (*Policy 6*)

11. Storm Maintenance Program

(*Ongoing*)

Continue the Parks and Recreation Department's regular storm maintenance program within the City's creeks and floodplain areas. This program clears and removes debris that could contribute to blockage and flooding and may include the removal of silt. This is overseen by the Parks and Recreation Department. Annual funding is provided by the City's General Fund. (*Policy 7*)

12. Financing Mechanisms

(*Ongoing*)

Continue to explore mechanisms to finance flood prevention and storm maintenance programs. This includes continued collection of the Pleasant Grove and Dry Creek Watershed Mitigation Fees. Seek State and federal assistance. Consider alternative funding sources, including the establishment of drainage, utility, and assessment districts. This is overseen by the Public Works Department (*Policies 7 and 8*)

POLICE SERVICES

A. SETTING

The City of Roseville Police Department (RPD), headquartered at 1051 Junction Boulevard, provides primary law and traffic enforcement services within the City. In 2001 the police department was authorized for 93 sworn police officers and 67.5 civilian positions. Although the City has not adopted a formal staffing standard for the police department, the department's current goal is to maintain a sworn staffing level of approximately 1.2 sworn officers per 1000 population, and other staff as needed to support the department's mission and meet community needs.

The Roseville Police Department is responsible for patrol duty within the City limits, including parks and open space areas, responding to and investigating crimes and other calls for service, providing animal control services, and traffic safety (i.e., enforcing the Vehicle Code and responding to traffic collision or traffic hazard calls.) Cooperation with the Union Pacific Railroad's private police department ensures provision of back-up services within the UP rail yard as needed. The Roseville Police Department employs Animal Control officers who respond to emergency and routine calls regarding animals, and currently shelters stray, owner-relinquished, or impounded animals through a contact with the Placer County SPCA.

The Roseville Police Department staffs and houses its own communications center, which is the 9-1-1 PSAP (public safety answering point) for the City of Roseville. The communications center dispatches for Roseville Police, Fire, and Animal Control. A 40-bed jail is housed at the RPD and staffed by non-sworn correctional officers. The City's jail is classified by the California Board of Corrections as a Type I jail, meaning it can house pre-sentenced arrestees up to 96 hours or until arraignment. The department's current policy is to hold inmates no longer than 24 hours; those that cannot be released by that time on a promise to appear are transported to the Placer County Jail.

The ratio of full-time police officers per 1000 population in the United States ranges from 3.5 officers in large northeastern cities to fewer than

1.5 officers in mid-size west coast cities. Throughout the 1990's, the Roseville Police Department maintained a staffing level between 1.1 and 1.2 per 1000 population. The effectiveness of a police force cannot be determined by police-to-population ratios alone. Adequacy in police protection must account for the community's demographic characteristics and crime levels. What may be the proper standard for one community may not be suitable for another. The RPD feels that flexibility is key to competent police protection. This allows the department to better respond to changes in the frequency and nature of crimes in the city. For this reason, the City has not adopted a police to population ratio.

B. OUTLOOK

The Roseville Police Department offers extensive non-traditional police services that are far above the norm for cities of similar size. Currently the department assigns sworn police officers to every public school campus and offers numerous low- or no-cost recreational programs for youth. The department's youth programs are designed to reach young people who may not participate in mainstream school and recreational activities, and to forge strong positive relationships between youth and police. The department employs a Youth and Family Services Manager, a licensed therapist, who coordinates the department's response to social service-related problems, such as family violence, delinquent or out-of-control youth, elder abuse, and child neglect.

The police department was instrumental in the creation of the Roseville Coalition of Neighborhoods (RCONA), has full-time coordinators to assist neighborhoods and businesses with police issues, and assigns police officers to liaison with every neighborhood association.

As the population grows, the demand for both traditional and non-traditional law enforcement services is expected to increase. Therefore the Roseville Police Department will require additional staff as the City's population grows, if it is to continue providing its present high level of service.

C. GOALS AND POLICIES

GOALS: POLICE SERVICES

Goal Maintain a professional law enforcement agency that proactively prevents crime; controls crime that the community cannot prevent; and, reduces fear and enhances the security of the community.

Policies:	Police Services	Implementation Measures
1.	Provide a high level of visible patrol services within the City.	- Police Department Policy
2.	Respond to both emergency and routine calls for service in a timely manner consistent with department policy.	- Police Department Policy
3.	Ensure that the Police Department utilizes modern technology and provides adequate training to maximize job performance.	- Police Department Policy - Department Training Plan
4.	Establish programs that respond to community concerns of crime, gangs, drug abuse, and traffic.	- Community Services Division
5.	Provide extensive community-based service and education programs designed to prevent crime and emphasizes citizen protection and involvement.	- Community Services Division
6.	Continue to enforce, update, and expand the Building Security Ordinance.	- Building Security Ordinance
7.	Design parks to facilitate surveillance by adjoining residents, security services, and police.	- Parks Design Process
8.	Work with other city departments to review public and private development plans, ensuring that crime prevention is addressed.	- Building Security Ordinance - Development Review Process
9.	Coordinate with park rangers in patrolling parks and open space areas and continue coordination with other law enforcement agencies.	- Interagency Coordination

D. IMPLEMENTATION MEASURES

1. Police Department Policy *(Ongoing)*

Continue to emphasize the use of modern technology in providing effective law enforcement for the community. The Police Department sets a response goal of three minutes or less for 90% of all emergency calls. Additionally, timely response to routine calls and the high visibility of patrol service strengthens security within the community. *(Policies 1, 2 and 3)*

2. Department Training Plan *(Ongoing)*

Continue to maintain, update, and implement a training plan for all Police Department employees. The program stresses current law enforcement standards and techniques to ensure that employees have the skills necessary to accomplish their mission. *(Policy 3)*

3. Community Services Division *(Existing)*

Continue to provide exceptional prevention programs and community partnerships. Examples include police officers assigned as liaisons to all neighborhoods and commercial areas; police officers stationed on school campuses for security as well as youth mentorship and education; Citizen's Police Academy; police department volunteers; proactive outreach to youth through programs such as DARE, Cops Care Kids Camp and PAL; and providing counseling and referrals for troubled families. *(Policies 4 and 5)*

4. Building Security Ordinance *(Existing)*

Continue to enforce the Building Security Ordinance. The ordinance specifies standards for construction that include building safety and crime prevention. *(Policy 6)*

5. Parks Design Process *(Ongoing)*

The Parks and Recreation Department should continue to consult with City law enforcement officials in the design of City parks to ensure ease of surveillance. The park design should also consider visibility within the neighborhood for added security. *(Policy 7)*

6. Development Review Process *(Ongoing)*

Refer all development proposals to the Roseville Police Department for review and comment. Police Department staff will review plans for building safety and other crime prevention considerations. *(Policy 8)*

7. Interagency Coordination *(Ongoing)*

Continue coordination between the Police and the Parks and Recreation Departments in ensuring park patrol and security, and in coordinating outreach, recreation and prevention programs for youth and the community. Continue to work with the City's traffic engineering division to review traffic collision data and formulate ongoing plans for traffic safety. In addition, the Police Department should continue its mutual aid relationships with other law enforcement agencies, including the California Highway Patrol and Union Pacific Railroad's private police department. *(Policy 9)*

FIRE PROTECTION

A. SETTING

The City of Roseville provides primary fire protection services within the City limits. As of 2003 the Department has six existing and three planned fire stations throughout the community (Figure VIII-4). The front line fire apparatus fleet consists of an appropriate number of strategically located engines, aerial ladder trucks, wildland engines, a hazardous materials response vehicle, a technical rescue vehicle, and command vehicles. In addition, the department maintains an appropriate number of reserve apparatus and one engine is dedicated to the Fire Training Center.

As of July 2002, there were 88 Fire Department personnel. There are 71 personnel assigned to the Operations Division, 9 personnel assigned to the Fire Prevention Division, 7 personnel assigned to the Administration Division, and the Training Division consists of one Training Officer.

The Fire Training Center is located at the Corporation Yard on PFE Road. It includes a storage building, training tower, classrooms, and field training facilities.

Fire Department responses can generally be grouped into three categories. The first, fire calls, are defined as those related to fires, including structural, grass, and auto. Emergency medical service (EMS) calls are identified as those calls related to medical emergencies. Non-fire calls refer to all other calls, such as investigations of possible fire hazards, false alarms, and other miscellaneous calls.

Since 1993, the number of alarms called into the Fire Department has increased at a higher rate (90%) than the population (72%). The increase is largely attributed to EMS and non-fire related calls. However, structural fires – those most threatening to life and property – have actually decreased by 43% during this period of time. Fire prevention programs and high building standards are credited with this decrease. This trend is expected to continue for the short term. However, it is anticipated that these numbers will increase in the future as newer residential and commercial development ages.

The City has carried an excellent Insurance Service Office (ISO) rating since 1980. As a measure of a fire department's effectiveness, ISO's rating system is based on a municipality's facilities and equipment, personnel, and quantity of water available for fire fighting. Roseville rates high among its neighboring jurisdictions, with an ISO rating of 3 on a scale of 1 to 10. The lower the number, the higher the rating.

The Roseville Fire Department is currently undergoing the Self-Assessment study process established by the Commission on Fire Accreditation International. This process allows the department to perform a thorough analysis of all aspects of the organization, including all programs and is expected to be completed by 2004. Upon completion, the resulting analysis will conclude in the form of a Strategic Plan. At that time a determination will be made to apply for Accreditation through the Commission on Fire Accreditation International.

Roseville's supply and availability of water for firefighting needs is sufficient to serve the demands at build-out of the infill and specific plan areas. Water pressure must be sufficient; however, quantity rather than increased water pressure is the key to effective fire suppression. The specific quantity of water needed for fire protection of individual buildings is set forth in the California Fire Code. (California Code of Regulations Title 24, Part 9).

The Fire Department has traditionally received its budget from the City's General Fund. As Roseville began to develop at a rapid rate, there was concern as to whether the Fire Department could obtain adequate financial resources to meet the increase in demand for services.

As a result, Roseville citizens approved a Fire Service Construction Tax in 1984 that requires that one-half percent of the value of any new construction be collected as part of the building permit fee and designated for fire suppression and protection. These funds must be spent on capital improvements, such as fire stations, fire trucks, and other departmental equipment. The funds may not be allocated to operational expenses, such as salaries or training. The Fire Service Construction Tax is scheduled to expire

on December 31, 2009. The City's newer Specific Plan areas include Development Agreement provisions that extend this tax collection to the buildout of each plan.

REGIONAL FIRE PROTECTION

Regional responsibilities for fire fighting are shared among municipal fire departments and those assigned to specially-designated lands outside city boundaries. Roseville is bordered by land that is designated as a Statewide Responsibility Area (SRA). This designation refers to land that, in general, has some resources of statewide significance (e.g., timberland, watershed, or rangeland), but does not include agricultural areas. Fires that occur on SRA land are jointly handled by the Roseville Fire Department and the California Department of Forestry (CDF).

The Placer County Fire Department/California Department of Forestry and Fire Protection provides fire protection to the west of Roseville, and the South Placer Fire District provides the fire protection to the east. The City and adjacent agencies have mutual aid agreements. In addition, virtually all fire departments and districts are part of the statewide mutual aid agreement. This agreement provides that a fire department will help any other fire department when the need arises. The City of Roseville, along with CDF and other local fire districts, is part of this statewide mutual aid agreement.

FIRE HAZARDS

Buildings constructed prior to 1983 are a greater fire risk than those built subsequently with higher structural and material standards under the new building code. Most of the older structures, which comprise the highest hazards, are concentrated within the infill regions of the City.

Wildfires in open space areas around the City do not present a high hazard. Most fires of this type tend to be small and localized. New Open Space areas are being dedicated and preserved through the Specific Planning process. This process results in new developments constructed directly adjacent to Open Space areas, which does pose moderate risk to such developments. This is carefully considered by the Fire Department during the planning process and fire safety provisions are accounted for

within Specific Plan design guidelines and development agreements. Wild land fire severity zones are designated throughout California Department of Forestry and Fire Protection. Because of the City's geographical location, lack of steep slopes and thick brush, most of Roseville is in a low-severity zone for wild land fire hazards. Although, it is highly encouraged that fire and drought resistant landscaping be used in areas adjacent to open wildland spaces. The northeast portion of the City does contain significant slopes adjacent to ravines and is being developed. A wildfire safety plan was developed specifically for this area and has been implemented.

FIRE SERVICE STANDARDS

The City has established a response time standard to determine the effectiveness of fire services in Roseville. A four-minute response time has been determined to be the critical target for lifesaving purposes. This standard is from the time the call is received to the arrival of the first engine on the scene.

The Roseville Fire Department presently achieves the four minute standard seventy percent of the time for first engine arrival, which does not meet the response goal of 80%. The difference between targeted and actual response time can be attributed to dispatch call preparation time and the need for additional fire stations, engine companies, and truck companies.

The City of Roseville has no specific standards for staffing relative to population. In California, it is generally normal to have three to four firefighters per fire engine, 24 hours per day, seven days a week. The Roseville Fire Department currently meets this norm and has approximately .81 fire fighters per 1,000 residents.

A firefighting standard of 500 gallons per minute within 10 minutes of alarm is the standard adopted by the City as adequate to meet fire protection needs. The standard is currently being met and exceeded.

There are no established standards for population served by a fire station. Increased population does not necessarily affect demand for new fire stations. As an example, if population increases occur in infill areas, a new

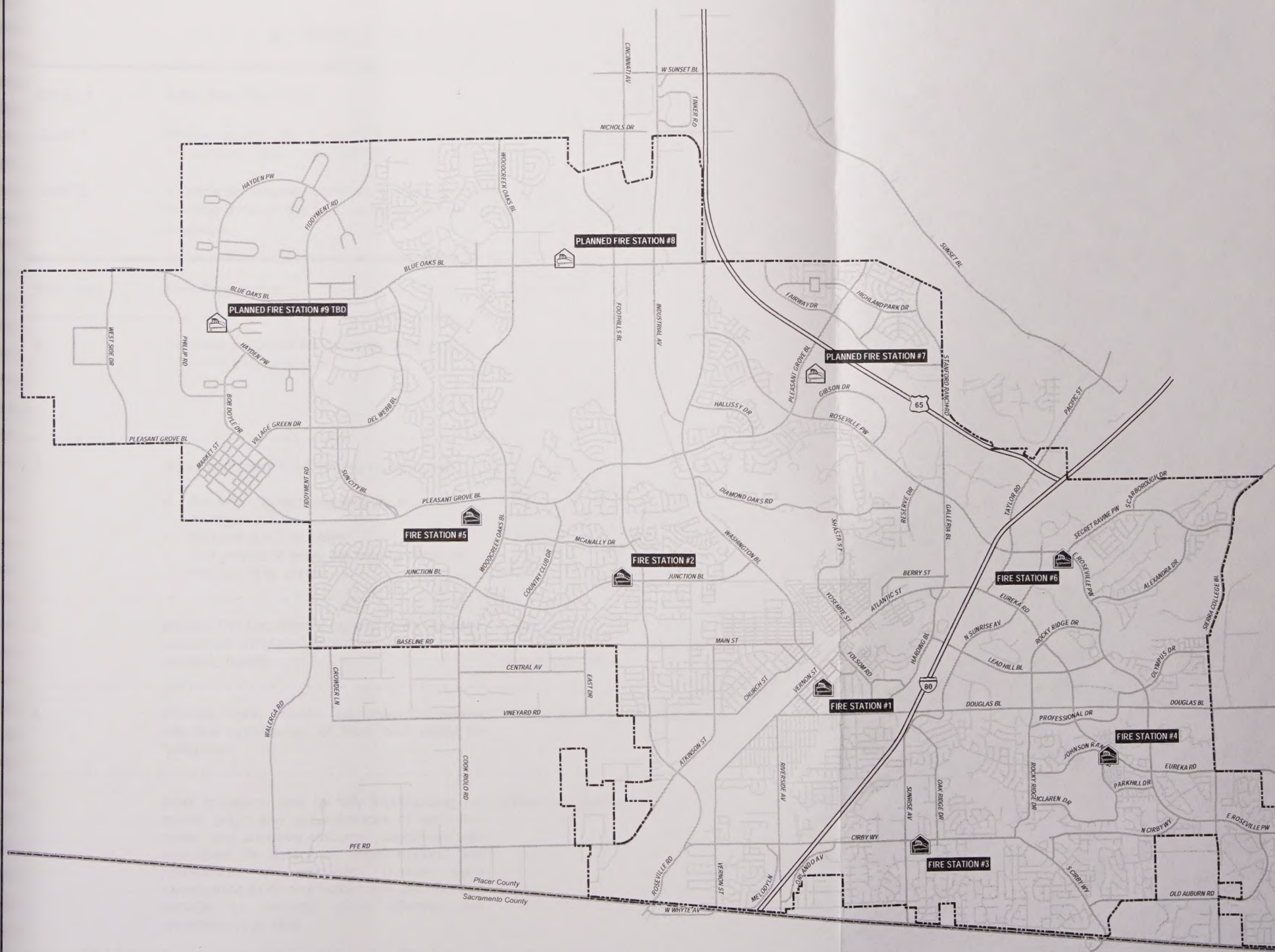
fire station may not be needed to maintain a four-minute response time. If, however, growth is concentrated in more remote areas of the community, new stations may be required in order to ensure emergency response times.

B. OUTLOOK

Although the Fire Department is not, at present, consistently meeting the targeted response time standard, additional fire stations and additional engine/truck companies have been planned for specific plan areas as they develop. These fire stations and companies will help in meeting the four-minute response time. All future fire stations will need to be evaluated, planned (timing), located, and staffed to ensure that the response time standard is achieved.

Fire Department staff will continue to promote progressive and sound fire protection engineering techniques for all new development. The Fire Department will pro-actively enforce the fire and life safety provisions set forth by California State law, regulations, and local codes and ordinances.

The City will continue to utilize the Fire Facilities Construction Tax as a source of revenue to pay for new fire facilities and equipment. This tax will require reevaluation and possible reauthorization prior to December 31, 2009.


Planned Fire Stations

C. GOALS AND POLICIES

GOALS: FIRE PROTECTION

- Goal 1** Protect against the loss of life, property, and the environment by appropriate prevention, education, and suppression measures.
- Goal 2** Provide emergency services in a well-planned, cost-effective, and professional manner through the best utilization of equipment, facilities, and training available.

Policies:	Fire Protection	Implementation Measures
1.	Continue to pursue and promote fire prevention programs and standards.	- Fire Prevention Programs - Development Review Process - California Building Code - California Fire Code - Weed Abatement Ordinance
2.	Strive to achieve the following service levels: • Four-minute response time for all emergency calls • ISO rating of 3 or better • 500 gallons of water per minute within 10 minutes of an alarm	- Specific Plans - Capital Improvement Program - Fire Service Construction Tax - Dedications, Fees and Exactions - Water System Master Plan - Interagency Agreements - Annual Report
3.	Monitor Fire Department service levels annually, concurrent with the City budget process and via quarterly reports.	- Annual Report - National Fire Incident Reporting System (NFIRS)
4.	Provide highly trained personnel to ensure effective suppression of fires, and safety for firefighters.	- Technical Training Program
5.	Seek to reduce fires by fully investigating the cause, origin and circumstances of each fire; collect and preserve evidence; coordinate with authorities in detection, apprehension, and prosecution of arsonists; pursue each investigation to its conclusion; and use resultant findings to develop more effective fire prevention programs.	- Fire Investigation Program

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|-------|---|---|
| 6. | Phase the timing of the construction of fire stations to be available to serve the surrounding service area. | <ul style="list-style-type: none">- <i>Specific Plans</i>- <i>Capital Improvement Program</i>- <i>Fire Service Construction Tax</i>- <i>Dedications, Fees and Exactions</i>- <i>National Fire Incident Reporting System (NFIRS)</i> |
| <hr/> | | |
| 7. | Continue to completion the permanent fire training classroom facility at the Fire Training Center. | <ul style="list-style-type: none">- <i>Capital Improvement Program</i>- <i>Fire Service Construction Tax</i> |
| <hr/> | | |
| 8. | Provide a comprehensive emergency medical services program to provide Advance Life Support services and ensure reliable ambulance transport services to aid citizens in need of rescue or medical assistance. | <ul style="list-style-type: none">- <i>Multi-Hazard Function Plan</i>- <i>Ambulance Transport Feasibility Study</i> |
| <hr/> | | |
| 9. | Continually update the Roseville Multi-Hazard Function Plan and ensure that participants are prepared to efficiently carry out assigned functions. | <ul style="list-style-type: none">- <i>Multi-Hazard Function Plan</i> |
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D. IMPLEMENTATION MEASURES

1. Fire Prevention Programs (Ongoing)

Continue to pursue and promote the following fire prevention programs:

- Regular inspection and code enforcement
- Fire-safe roofing
- Adequate access to and fire breaks adjoining open space areas
- Early warning devices such as automatic detection and reporting devices and smoke detectors
- Automatic fire suppression systems such as fire sprinkler systems
- Public education and information
- Code and ordinance development
- Training and planning
- Fire investigation and data analysis
- Hazardous materials process and inspection

(Policy 1)

2. Development Review Process (Ongoing)

Refer all development proposals to the Roseville Fire Department for review and comment. Consider the department's comments during review of the proposed project. The review process shall consider the provision of access to lands for fire fighting purposes, street access to all structures, fire prevention programs, and the enforcement of building and fire codes and City ordinances. (Policy 1)

3. California Building Code (Existing)

Enforce the California Building Code that includes specifications and standards for building safety. Roofing and building materials, construction techniques, wiring standards, and fire detection/warning devices are defined and enforced to minimize risk of structural fire damage. (Policy 1)

4. California Fire Code (Existing)

The State Fire Code (California Code of Regulations, Title 24, Part 9) provides specifications and standards for fire safety. Early warning devices, such as automatic sprinkler systems, automatic detection and reporting devices, and smoke detectors are required as preventative measures to reduce risk of fire. The code also specifies the quantity of water needed for fire protection. (Policy 1)

5. Weed Abatement Ordinance (Existing)

Continue to enforce the City's Weed Abatement Ordinance. This ordinance specifies that weeds be eradicated from residential areas to prevent their becoming fire fuel. Additionally, proper implementation of this ordinance will ensure accessibility of fire fighters to open space areas and creation of firebreaks that slow the spread of fire. (Policy 1)

6. Specific Plans (Ongoing)

Ensure that specific plans shall specify anticipated need for additional fire services based on land use designations within the plan area. The location and size of fire facilities shall be described so that the Fire Department may more effectively meet the level of service specified in this element. Require that each specific plan provides a fire facilities phasing plan and require that funding be available at the time of development. (Policies 2 and 6)

7. Capital Improvement Program (Existing)

Continue to utilize the City's CIP as a source of funding for capital improvements for fire stations and facilities equipment.. Providing adequate levels of fire fighting capacity will help to increase the City's ISO rating as determined by the Insurance Services Office. (Policies 2, 6 and 7)

8. Fire Service Construction Tax (Existing)

Continue to utilize the Fire Service Construction Tax as a source of revenue to pay for new fire facilities and equipment. This tax will require re-authorization prior to December 31, 2009. (Policies 2, 6 and 7)

9. Dedications, Fees and Exactions (Existing)

As appropriate require, as a condition of project approval, dedication of land or payment of appropriate fees and exactions to help offset municipal costs for fire-related facilities and services. As growth occurs, this measure will help to ensure continued provision of adequate services at required levels of service. (Policies 2 and 6)

10. Water System Master Plan (Existing)

Continue to cooperate with the Environmental Utilities Department, to maintain and update the Water System Master Plan. The plan shall specify objectives and standards that permit effective monitoring of water needs. The plan shall address adequate provision of water sources, quantities, and water pressure, along with an emergency back-up system to ensure maximum fire fighting capacity. (Policy 2)

11. Interagency Agreements (Ongoing)

Continue to participate in the statewide mutual aid agreement, whereby the Fire Department will respond to any other department or district when the need arises. In addition, the Department should continue its mutual aid arrangements with other agencies, including that through the Office of Emergency Services (OES) Region IV, Placer County Operational Area. (Policy 2)

12. Annual Report (Ongoing)

Continue to prepare Fire Department annual reports. These reports provide the Fire

Department with a means of monitoring service levels and addressing problems before they become serious. This annual evaluation shall include the establishment of goals and objectives, formulation of key indicators relating to activities/efficiency that can be monitored through the year, and a line-item cost for each program or objective. The annual report shall include a review of fire service levels and departmental goals, including: 1) the deployment of a programmed reserve and automatic AID fire force of six pumpers, three ladder companies, and three chief officers within 15 to 20 minutes of a request; and, 2) the deployment of one advanced life support within eight to 10 minutes of a medical emergency request. (Policies 2 and 3)

13. Technical Training Program (Ongoing)

Continue to develop and expand the Fire Department's technical training program to ensure that its personnel are properly trained and updated as new techniques and equipment become available. One aspect of the training focuses on cardiopulmonary resuscitation (CPR). Emphasis is on training the City's 935 employees (01/02 Annual Budget) who may be exposed to situations that require the use of CPR. (Policy 4)

14. Fire Investigation Program (Ongoing)

Fires within the City of Roseville are investigated by Roseville Fire Department investigators. The Fire Department's program will ensure proper investigation of the cause, origin and circumstances of each fire; collect and preserve evidence; coordinate with authorities in detection, apprehension, and prosecution of arsonists; pursue each investigation to its conclusion. Adequate information is submitted to the State Fire Marshal for compilation into their annual report. (Policy 5)

15. Multi-Hazard Function Plan (Existing)

Maintain and update the state-required Multi-Hazard Function Plan that details response

strategies for all types of emergencies. The plan addresses interagency cooperation, emergency functions, continuity of government, and public awareness. In addition, the plan provides for the operation of police, fire, and health services, as well as transportation alternatives, in the event of a multi-hazard emergency. City evacuation procedures are described and are submitted to the State Office of Emergency Services (OES) for approval. (*Policies 8 and 9*)

16. National Fire Incident Reporting System (NFIRS) (*Existing*)

Continue to develop and expand upon the NFIRS structured database for capturing essential fire service information. Performance indicators are routinely reviewed to evaluate capability and coverage, demand for service, and trends. Key components of the system include Geographical Information Systems (GIS) and mapping, fire incident reporting, emergency medical management, personnel and training management, inspection management, and equipment and supplies inventory management. Fire Department incident data is computer captured and submitted to the State Fire Marshal's Office. (*Policies 3 and 6*)

HAZARDOUS MATERIALS

A. SETTING

This component focuses on the storage, transportation, clean-up, and emergency response aspects surrounding the management of hazardous materials. The federal government, under Title 49 of the Code of Federal Regulations, lists thousands of hazardous materials. These include radioactive waste and explosives as well as substances such as gasoline, insecticides, and household cleaning products. The handling of hazardous materials is an element of daily activity that affects all residents within the City of Roseville.

STORAGE

Proper storage of hazardous materials incorporates a variety of techniques depending on the type of material being stored. Underground storage tanks (USTs) and above-ground storage tanks (AST's) are commonly used for the storage of hazardous materials, especially petroleum products. These storage devices are found most often at gas stations and businesses operating vehicle fleets. There are several sites within the City that have been contaminated by UST leakage. As a result of these unauthorized releases, varying on-site mitigation measures have been required to address the contaminated areas. Sites which have adversely impacted underground water due to unauthorized releases of product from tanks are under clean-up orders by the Regional Water Quality Control Board in coordination with the Roseville Fire Department.

Hazardous materials used in many household products (e.g., drain cleaners, waste oil, cleaning fluids, insecticides, and car batteries) are often improperly disposed of as a part of normal household trash. Consequently, these can interact with other chemicals to cause serious dumpster fires. Furthermore, there is risk to the community from exposure or explosion caused by adding hazardous waste to landfills that are not equipped to handle them.

In order to avert spills or contamination, the Roseville Fire Department (RFD) regularly monitors hazardous material generators and

storage facilities in the City for compliance with state regulations. As it relates to hazardous waste generators, effective April 1, 2001, the Roseville Fire Department agreed to implement enforcement procedures recognized by the state Department of Toxic Substances Control. The largest hazardous waste generators, and hazardous material storage facilities in the Roseville area include NEC, Hewlett-Packard, Union Pacific Railroad, and H. B. Fuller Company.

All hazardous materials handlers, which store in excess of 55 gallons, 500 pounds or 200 cubic feet of gas are required to submit Hazardous Materials Management (Business) Plans. From these plans, emergency responders are provided emergency contact information, site specific chemical inventories, and vicinity as well as facility maps. Facilities storing materials which are "acutely" hazardous, and in excess of the quantity listed in Title 19, Tables I, II, or III, must submit a more comprehensive Risk Management Plan which includes off-site consequences analysis, maintenance and training programs, and an executive summary. Owners/operators of aboveground tanks containing in excess of 660 gallons of petroleum hydrocarbons (or an aggregate quantity of 1,320 gallons), must comply with the state Aboveground Petroleum Storage Act which requires the preparation of a Spill Prevention and Countermeasure Plan.

TRANSPORTATION

Hazardous materials are routinely transported by truck over state and federal highways as well as local roads every day (e.g., gasoline tankers). The California Vehicle Code §31303 requires that hazardous materials be transported via routes with the least overall travel time. Although the choice of routes is left primarily to the discretion of the transporter, the California Vehicle Code prohibits the transportation of hazardous materials through residential neighborhoods.

There are no designated routes for the transportation of hazardous materials within the City of Roseville. Most of these materials are transported by truck, and the City has

designated truck routes that attempt to divert traffic away from residential areas (see Circulation Element). The California Highway Patrol (CHP) has created plans for the transportation of hazardous materials on state and federal highways, including I-80 and Highway 65. Allowable routes depend on the type of hazardous materials being transported.

Hazardous materials are also transported on the Union Pacific Railroad. As a major rail switching yard, rail cards may remain on site for various lengths of time. The state requires that materials remaining on site for 30 days or more must comply with state regulations for the storage of hazardous materials. As a transportation company, Union Pacific disputes its need to comply with these restrictions.

CLEAN-UP

Within the Roseville City limits, the Union Pacific Railroad yard presents a challenge to the management of hazardous materials. Defective USTs, lead-contaminated grit waste, and groundwater contamination from diesel fuel are clean-up issues that have required assistance from outside the Union Pacific Transportation Company. In recognition of significant contamination on the property and in accordance with federal law, the Environmental Protection Agency (EPA) proposed in October 1984 that the site be placed on the National Priorities List, more commonly known as the Superfund Site List. This list identifies, assesses, and provides for clean-up of hazardous sites.

Under a clean-up agreement with EPA, Southern Pacific arranged the removal of 30 USTs and had permanently closed eight others by 1990. Upon being removed from the Superfund List in September 1989, SPRR arranged with the State Department of Health Services, as lead agency, to continue remedial action toward additional clean-up of soil and groundwater.

EMERGENCY RESPONSE

Response to a hazardous waste spill varies according to the circumstances under which it is released.

Hazardous materials spills on state and federal highways are the responsibility of Caltrans and the CHP, which provide on-scene management of the spill site and coordinate with the Environmental Health Department, Office of Emergency Services, and the local fire department as part of the City's Hazardous Materials Emergency Response Plan.

Primary responsibility for handling these events within the City is assigned to the Roseville Fire Department (RFD). The RFD is staffed with its own Hazardous Materials Response Team, which also assists or provides back-up for industry response teams or for the Placer County and Sacramento City Hazardous Materials Response Teams. To ensure proper handling of a hazardous materials release, RFD has developed its own Hazardous Materials Response Plan. This plan discusses the participants, responsibilities, organization, and operational duties in the event of a hazardous materials emergency, including clean-up and decontamination procedures.

HAZARDOUS WASTE MASTER PLAN

A Hazardous Waste Master Plan has been developed by Placer County in accordance with the Tanner Bill (AB 2948) of 1986. The purpose of this legislation was to counteract the tendency of some counties to prohibit hazardous waste facilities, thereby placing a greater burden on other counties to provide adequate facilities. The County's Plan, submitted to the California Department of Health Services, was - as were the plans of most counties in the state - rejected because of its reference to limiting the size of facilities to "fair share" capacity. While some counties have adopted their plans without the approval of DHS, Placer County has taken no action pending the outcome of a challenge to the DHS assessment by the Supervisors Association of California. As a result, the City of Roseville has not yet taken action on this Plan.

B. OUTLOOK

State and federal legislation, which address concerns regarding hazardous materials, provide much of the framework within which Roseville will work to manage this safety issue. A variety of laws are now in effect that regulate hazardous materials clean-up, storage, testing

procedures, and financial assistance for hazardous waste reduction.

The City is addressing improper disposal of household hazardous waste by organizing special hazardous household waste pickups. Initial pickup began in September 1991. The program was very successful and has been implemented on a regular basis. In addition, the City will be sponsoring additional pickups for waste oil, paint, and batteries for transport to a hazardous waste facility. This program will be analyzed to determine its success in disposing of hazardous household wastes.

C. GOALS AND POLICIES

GOALS: HAZARDOUS MATERIALS

Goal Protect the community's health, safety, natural resources, and property through regulation of use, storage, transport, and disposal of hazardous materials.

Policies:	Hazardous Materials	Implementation Measures
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|---|---|--|
| 1. | Require the disclosure of the use and storage of hazardous materials in existing and proposed industrial and commercial activities and siting of hazardous waste disposal facilities in accordance with Placer County guidelines and state law. | <ul style="list-style-type: none"> - Hazardous Materials Listing - Development Review Process - Hazardous Waste Management Plan |
| <hr style="border-top: 1px dashed black;"/> | | |
| 2. | Work with Placer County and other public agencies to inform consumers about household use and disposal of hazardous materials. | <ul style="list-style-type: none"> - Inter-governmental Coordination - Hazardous Waste Pickup - Hazardous Materials Data Base |
| <hr style="border-top: 1px dashed black;"/> | | |
| 3. | Cooperate fully with both public and private agencies, as defined in the City of Roseville Hazardous Materials Emergency Response Plan in the event of a hazardous material emergency . | <ul style="list-style-type: none"> - Interagency Cooperation |
| <hr style="border-top: 1px dashed black;"/> | | |
| 4. | Develop a hazardous materials truck route through the City of Roseville and limit pickup and delivery of hazardous materials during peak traffic hours. | <ul style="list-style-type: none"> - Hazardous Materials Truck Route |
| <hr style="border-top: 1px dashed black;"/> | | |
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D. IMPLEMENTATION MEASURES

1. Hazardous Materials Listing *(Ongoing)*

Continue to require the submittal of lists of hazardous materials used in existing and proposed industrial and commercial businesses by those businesses. This list shall be maintained by the Fire Department and updated through periodic review. *(Policy 1)*

2. Development Review Process *(Ongoing)*

Refer any development proposal that may be impacted by, or cause an impact related to, the storage, handling, or disposal of hazardous materials to the Fire Department and other appropriate agencies responsible for hazardous materials. Consider input from the Fire Department and other agencies in the development review process.

Continue to require Hazardous Materials Management Plans and, where necessary, Risk Management Prevention Plans pursuant to state law. The use of toxic or hazardous materials requiring the filing of a business plan for emergency response pursuant to Section 25503.5 of the California Health and Safety Code, or materials identified in Section 5194, Title 8 of the California Code of Regulations, shall be critically analyzed by the City when considering any use. All users shall submit a list of hazardous and toxic materials with a qualified discussion of potential chronic and acute long-term health hazards and toxicological effects, including those on children, from acute short-term or chronic long-term exposure.

In addition, a plan shall be submitted specifying procedures for mitigating the emissions of toxic substances and groundwater monitoring and for identifying methods of hazardous waste disposal. All projects shall be reviewed for compliance with the Placer County Hazardous Waste Management Plan. *(Policy 1)*

3. Hazardous Waste Management Plan *(Proposed)*

Upon state and City adoption of the Hazardous Waste Management Plan require, in accordance with AB 2948, that all land use approvals be consistent with the management plan's siting criteria. *(Policy 1)*

4. Intergovernmental Coordination *(Ongoing)*

Work cooperatively with other local and state agencies in a coordinated effort to inform and educate the public regarding the storage, handling, and disposal of household hazardous materials. This will include continued coordination with the Placer County Hazardous Materials Response Team. *(Policy 3)*

5. Hazardous Waste Pickup *(Ongoing)*

Continue the City's hazardous waste pickup program. This includes periodic drop-off and pickup programs for hazardous materials. *(Policy 2)*

6. Hazardous Materials Data Base *(Ongoing)*

The City is developing a Hazardous Materials Information Data Base to protect the public from potential dangers created by hazardous materials and to assist emergency personnel by increasing the safety and efficiency factors associated with hazardous materials. With this informational tool, properly-trained employees can identify the material, identify if it is hazardous, and implement clean-up with a minimum of danger to the public. *(Policy 2)*

7. Interagency Cooperation (Ongoing)

Respond, in accordance with the City of Roseville Hazardous Materials Emergency Response Plan, to hazardous materials emergencies. Both the California Highway Patrol (CHP) and the City of Roseville have developed a Hazardous Materials Emergency Plan that discusses the participants, responsibilities, organization, and operation to be complied with in the event of a hazardous materials emergency, including clean-up and decontamination procedures. (Policy 3)

8. Hazardous Materials Truck Route (Proposed)

Develop a program to limit and establish hazardous materials transport routes within the City. The routes and program should be coordinated with Caltrans and the California Highway Patrol. (Policy 4)

9. Hazardous Materials Fee Program (Proposed)

Continue to pursue the implementation of a permit/fee program for hazardous material users. (Policy 5)

HEALTH SERVICES

A. SETTING

Roseville's role in health services has changed dramatically over the past several years. The City sold the Roseville Community Hospital and Sutter Medical Corporation has assumed responsibilities for a significant component of the hospital services in this area. The Sutter Roseville Medical Center opened in 1997 and is a 232 bed modern and comprehensive medical facility that hosts a Level II Trauma Center. The closest Level I Trauma Center is still UC Davis Medical Center in Sacramento. Major pediatric and burn patients are transported to the UC Davis Medical Center where definitive care can be rendered. The Sutter Roseville Medical Center is also cooperating with CALSTAR Helicopter Services, which handles most air transports to UC Davis.

The Roseville Kaiser Permanente Medical Center became fully operational in 1998. The hospital has a capacity of 158 beds and a fully functional emergency room.

Additional health care facilities in Roseville include several residential and commercial nursing care facilities. Health care for the indigent population is an area of concern. Many individuals requesting services at the Sutter Roseville Medical Center are unable to afford the services, or are covered by Medi-Cal, which covers only a fraction of the costs of providing said services.

The Placer County Health Department operates a satellite clinic in Roseville, offering a variety of medical services. These services include physical examinations, pregnancy testing and counseling, HIV and sexually-transmitted disease testing and treatment, and home visits. The main clinic, located in Auburn, provides these services in addition to immunizations. As a public health clinic, services are available to all members of the community. Payment for services is determined by the patient's income level. The City is not directly involved in the provision of medical or social service provided by Placer County.

Emergency Medical Services (EMS) is provided by the Roseville Fire Department and a private

ambulance transport provider. The Roseville Fire Department delivers Advanced Life Support (ALS) via a three person engine company, which includes a Firefighter/Paramedic. Each company also includes a Fire Captain and an Engineer, which are certified as Emergency Medical Technicians (EMT). The engine company strives for a four-minute response time, eighty percent of the time. The private ambulance transport provider delivers ALS service via ambulances staffed with one Paramedic and one EMT. According to Placer County all areas within the City of Roseville are classified as "Placer Urban", and there are no official response time standards adopted within the Placer County Code.

B. OUTLOOK

Both the Sutter Roseville Medical Center and Kaiser Permanente Hospital have made major commitments to the City of Roseville. Both organizations plan to expand services through their out-patient clinics, integration of physician offices, special medical care, and other ancillary services.

Emergency Medical Services will continue to evolve. The Roseville Fire Department is committed to monitoring the EMS response times for both transporting and non-transporting emergency units within the City's service delivery boundaries. It is the Fire Department's goal to ensure that the best possible Emergency Medical Services are provided to its citizenry. The City also looks forward to continue with cooperative and collaborative efforts with other allied EMS agencies. Other on-going progressive efforts involving EMS injury prevention and public education include the Risk Watch, Buckle-Up Baby, and Safe House programs. . Hospital, pre-hospital, and other long-term medical care organizations have a great deal to gain from these opportunities.

D. GOALS AND POLICIES

GOALS: HEALTH SERVICES

Goal Ensure, to the extent feasible, an adequate level of health care services for all members of the City.

Policies:	Health Services	Implementation Measures
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1.	Encourage the establishment of a trauma center to service the South Placer area.	- <i>Public/Private Cooperation</i>
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2.	Encourage all health care facilities to adopt a "fair share" policy in the treatment of medically-indigent patients.	- <i>Public/Private Cooperation</i>
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D. IMPLEMENTATION MEASURES

1. Public/Private Cooperation

(Proposed)

Continue City policy of cooperation with health care providers who accept their "fair share" of medically-indigent patients and increase efforts to assist others to adopt this policy. *(Policies 1 and 2)*

2. Public Education and Injury Prevention

(Proposed)

Continue to explore opportunities to educate the public in accident prevention and Emergency Medical Services. Communicate with other agencies that have the same concerns and develop coalitions to create strategies of implementation.
(Policies 1,2, and 3)

3. Fire Incident Reports and Emergency Medical Services Standards of Cover

(Existing)

Continue to monitor private agencies that provide EMS within the City's service delivery boundaries. Continue to report statistical incident data related to EMS through the Fire Department Records Management System. Continue to monitor and update the standards for EMS response times. *(Policies 1,2,3, and 4)*

ELECTROMAGNETIC FIELDS

A. SETTING

Research conducted over the past decade has raised much debate over the health effects of electromagnetic fields (EMFs) and extremely low frequency fields (ELFs), a very specific type of EMF. Magnetic fields result from movement of electricity; everything conducting an electric alternating current has an EMF and every 60 cycle electric circuit an ELF. The intensity of EMFs varies with the type of electricity source, the magnitude of electric current, and the distance between the point of measurement and the source. For example, household appliances generate lower intensity fields than radar equipment or high voltage electric lines. However, the actual field experienced from an appliance can be much greater than from a power line due to distance. In any case, the relationship between intensity and any health effects has not been proven by research of EMFs.

Electric and electromagnetic fields are not solely a product of human activity. They are an essential part of nature, found in all living things. The human body, for example, uses these fields to operate the nervous system. Electricity is an integral part of nature, whether of technological or natural origin.

Scientists have yet to establish which factors are most important when determining the effects of EMFs. Two important factors to consider are shield capability and distance as they relate to weakening the fields. EMFs consist of an electric field and a magnetic field. Only the electric field can be shielded by objects, such as buildings or trees. The magnetic field is able to pass through most common objects without being affected. While burying power lines greatly decreases electric fields, the procedure's effect on magnetic fields largely depends on the design and loading of the underground cable. Additionally, the strength of an EMF drops sharply with distance. Therefore, burying power lines may increase the magnetic field by bringing it closer to adjacent development.

In addition to EMF concerns, other factors limit use within electrical transmission line easement land. These include building and height

limitations. As a result of all of these factors, the City has adopted a policy to limit the use of areas within electrical power line easements to passive recreational uses.

B. OUTLOOK

Additional state and federal studies are anticipated to examine any possible health implications of EMFs on humans. While the danger of exposure has not yet been determined, Roseville recognizes the public concern for potential adverse health effects. Therefore, Roseville's policy language with respect to EMF safety translates into prudent action that will avoid dangers and minimize risk to City residents.

C. GOALS AND POLICIES

GOALS: ELECTROMAGNETIC FIELDS

Goal Minimize electromagnetic field (EMF) exposure at a reasonable cost and help alleviate public concern.

Policies:	Electromagnetic Fields	Implementation Measures
1.	Ensure implementation of the Electric Department's policy of "prudent action" with respect to EMF issues.	- EMF Plan
2.	Limit public use within electrical power line easements to parking and low-density recreational activities such as undeveloped nature areas, bicycle, or jogging paths.	- Development Review Process - Specific Plans

D. IMPLEMENTATION MEASURES

1. EMF Plan

(Ongoing)

The City of Roseville is committed to a policy of "prudent action" relating to EMF. The City acknowledges there may be public concern about EMF and is committed to gathering and sharing information about this issue as it becomes available. The City, through its Electric Department, will take the following steps to control EMF at a modest cost to electric utility customers until the impact of EMF is better understood:

- **Monitor EMF research and studies** The Electric Department will continue to review research and studies about EMF from the Department of Energy and other sources and update the City's analysis as new findings emerge.
- **Share information with the Roseville community** The Electric Department will continue to share new information on EMF through brochures, articles in the City and departmental newsletters, and at Roseville Public Utility Commission meetings. Reference materials will be available at the main branch of the Roseville Library.
- **Institute a measuring program** The Electric Department has begun and will continue to measure electric and magnetic fields along transmission lines, substations, and other electrical equipment. In addition, measurements will be made on customers' premises at their request. An EMDEX - a portable device for measuring field strength - has been purchased by the Department.
- **Consider EMF when designing distribution systems** The Electric Department will evaluate standards or guidelines for power lines and rights-of-way that may put current practices into policy or amend current practices.
- **Share information with other utilities** The Electric Department will continue to share information with other utilities. Organizations that are involved with EMF

issues may assist in this inter-utility communication.

- **Support future EMF research efforts** In accordance with the American Public Power Association's (APPA) (of which Roseville is a member) resolution, the City will support efforts to provide timely, accurate, and complete information on electric and magnetic field effects to electric customers and the general public. Roseville should continue to support APPA and other organizations involved in EMF research. *(Policy 1)*

2. Development Review Process

(Ongoing)

Refer any development proposal located within electric power line easements to the Electric Department and other agencies that may have jurisdiction over such easements. Consider the comments of the Electric Department and other agencies in the development review process. *(Policy 2)*

3. Specific Plans

(Ongoing)

Ensure that specific plans are consistent with the goals and policies of the General Plan. Specific plans shall include direction for the treatment and use areas under and adjacent to major power line easements. *(Policy 2)*

The purpose of this study is to investigate the effects of the proposed development on the surrounding environment. The study will focus on the following areas:

- 1.1. Environmental Impact
- 1.2. Social Impact
- 1.3. Economic Impact
- 1.4. Cultural Impact
- 1.5. Historical Impact

2. Methodology

The methodology for this study involves a combination of primary and secondary research. Primary research will be conducted through field visits and interviews with local residents and officials. Secondary research will involve a review of existing literature and data on the proposed development and its potential impacts.

3. Results

The results of the study indicate that the proposed development is likely to have significant impacts on the surrounding environment. These impacts include increased traffic, noise, and air pollution. Additionally, the development may lead to the loss of natural habitat and the displacement of local residents.

4. Discussion

The findings of this study suggest that the proposed development is not in the best interests of the community. The potential negative impacts on the environment and local residents outweigh the economic benefits. Therefore, it is recommended that the development be rejected and alternative uses for the land be explored.

It is important to note that the results of this study are based on the information provided by the proponent of the development. Further research may be needed to confirm these findings and to explore other potential impacts.

The study also highlights the need for more rigorous environmental impact assessments for proposed developments. This will help to ensure that the interests of the community are protected and that any potential impacts are properly addressed.

In conclusion, the proposed development is likely to have significant negative impacts on the surrounding environment and local residents. It is recommended that the development be rejected and alternative uses for the land be explored. Further research is needed to confirm these findings and to explore other potential impacts.

The study also highlights the need for more rigorous environmental impact assessments for proposed developments. This will help to ensure that the interests of the community are protected and that any potential impacts are properly addressed.

In conclusion, the proposed development is likely to have significant negative impacts on the surrounding environment and local residents. It is recommended that the development be rejected and alternative uses for the land be explored. Further research is needed to confirm these findings and to explore other potential impacts.

IX. NOISE ELEMENT



2020

NOISE

The Noise Element outlines policies and implementation measures to achieve the City's goals of protecting Roseville residents from the harmful and annoying effects of exposure to excessive noise. This element establishes separate acceptable noise level criteria for land uses affected by either fixed noise sources or transportation-related noise sources.

The objectives of the noise and land use compatibility criteria are to provide an acceptable community noise environment and to minimize noise-related complaints from residents. The compatibility criteria should be used in conjunction with future noise exposure levels to identify projects or activities that may require special treatment to minimize noise exposure.

The State Office of Planning and Research Noise Element Guidelines require that general plans identify and quantify major noise sources by preparing generalized noise contours for current and projected conditions. Significant noise sources include traffic on major roadways and highways, railroad operations, airports, and representative industrial activities and fixed noise sources. A comprehensive analysis of existing noise sources has been prepared and is contained in a document entitled the Existing Noise Environment. Future noise sources are discussed in the EIR for the General Plan available through the City of Roseville Planning Department.

It is the overall goal of the Noise Element to protect the health and welfare of the community by promoting community development which is compatible with noise level criteria.

A. SETTING

The most significant noise sources throughout the Roseville area are the major highways and roadways and the Union Pacific Railroad operations. Noise modeling techniques and noise measurements were used to develop generalized day-night average sound level (L_{dn}) noise contours for these major sources as well as other secondary fixed noise sources in the City of Roseville General Plan area. The L_{dn} contours reflect the average equivalent sound level during a 24-hour day, with additional weight (10 dB) added to sound levels in the night (10:00 p.m. to 7:00 a.m.) when such sounds can be the most annoying.

Noise modeling techniques use source-specific data including average levels of activity, hours of operation, seasonal fluctuations, and average levels of noise from source operations. Modeling methods have been developed for a number of environmental noise sources, including roadways, railroad line operations, railroad yard operations, and industrial plants. Such methods produce reliable results as long as data inputs and assumptions are valid.

The modeling methods used for the General Plan closely follow recommendations made by the State Office of Noise Control and were supplemented, where appropriate, by field-measured noise level data to account for local conditions. The noise exposure contours are based on annual average conditions. Because local topography, vegetation, or intervening structures may significantly affect noise exposure at a particular location, the noise contours should not be considered site-specific.

Noise sources within the City of Roseville can be characterized as "transportation-related" and "fixed" (non-transportation-related). Transportation-related noise sources consist of roadway traffic noise and railroad noise. The fixed noise sources include, but are not limited to, industrial facility noise, operations associated with commercial land uses, racetrack operations, and special events such as softball and soccer games.

COMMUNITY NOISE

A noise survey was conducted to document noise exposure in areas of the community containing noise sensitive land uses. For that purpose, noise sensitive land uses in the City of Roseville General Plan area were considered to include residential areas, schools, and hospitals. Noise monitoring sites were selected to be representative of typical conditions in the City.

The community noise survey results indicate that typical noise levels in noise-sensitive areas of Roseville are in the range of 45 dB to 68 dB L_{dn} . Noise from traffic on local roadways, railroad line operations, railroad yard operations, and neighborhood activities are the controlling factors for background noise levels in the majority of the survey area. Noise from industrial uses was audible during the evening and nighttime hours at residential uses adjacent to some industrial areas.

In general, the most recently-developed areas of the City that contain noise-sensitive uses are relatively quiet. However, older residential areas located adjacent to I-80 and the railroad yard are exposed to noise levels that would be considered "normally unacceptable."

ROADWAY NOISE

The Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA-RD-77-108) was used to develop L_{dn} contours for all highways and major roadways in the City of Roseville General Plan Area. The FHWA Model is the analytical method presently favored for traffic noise prediction by most state and local agencies, including Caltrans. Existing road noise contours are generally reflected on Figure IX-1 and future road noise contours on Figure

IX-2. Precise mapping of contours are kept on file at the City of Roseville Planning Department. The traffic noise model was updated by *Bollard and Brennan, Noise Consultants*, in 2003 as part of the West Roseville Specific Plan. The updated model identified Interstate 80 Highway 65, and the City's transportation arterials as the major roadway noise sources in the City. The major transportation corridors were found to exceed 60 dB L_{dn} .

RAILROAD NOISE

Railroad activity in the City of Roseville includes freight and Amtrak operations on the Union Pacific Railroad Company (UPRR) tracks and activity within the UPRR hump yard. Noise contours associated with railroad operations were developed using noise level measurements and accepted modeling techniques.

Noise levels associated with the hump yard include master and group retarder "squeal," recurring impulsive noises, and train pass-bys. The "squeal" occurs primarily at the south end of the yard and is a result of cars passing through retarders on their path to the classification yard after being pushed over the hump. The recurring impulsive noise generally occurs at the north end of the yard and is a result of freight train cars hitting together. Noise levels associated with railroad line operations are a result of warning horns, at-grade crossing bells, locomotive engine and rail car noise.

Noise contours for the railroad activities are generally reflected on Figure IX-3. According to UPRR, railroad operations within the Roseville area are not anticipated to change substantially in the future. Therefore, significant modifications to the reflected noise contours are not anticipated.

ROSEVILLE 2020

Existing Roadway Noise Contours

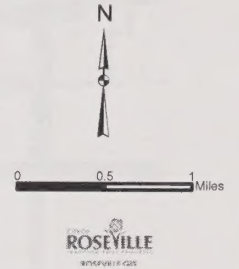


FIGURE IX-1
CITY OF ROSEVILLE
EXISTING
ROADWAY NOISE CONTOURS
60 dB L_{dn}

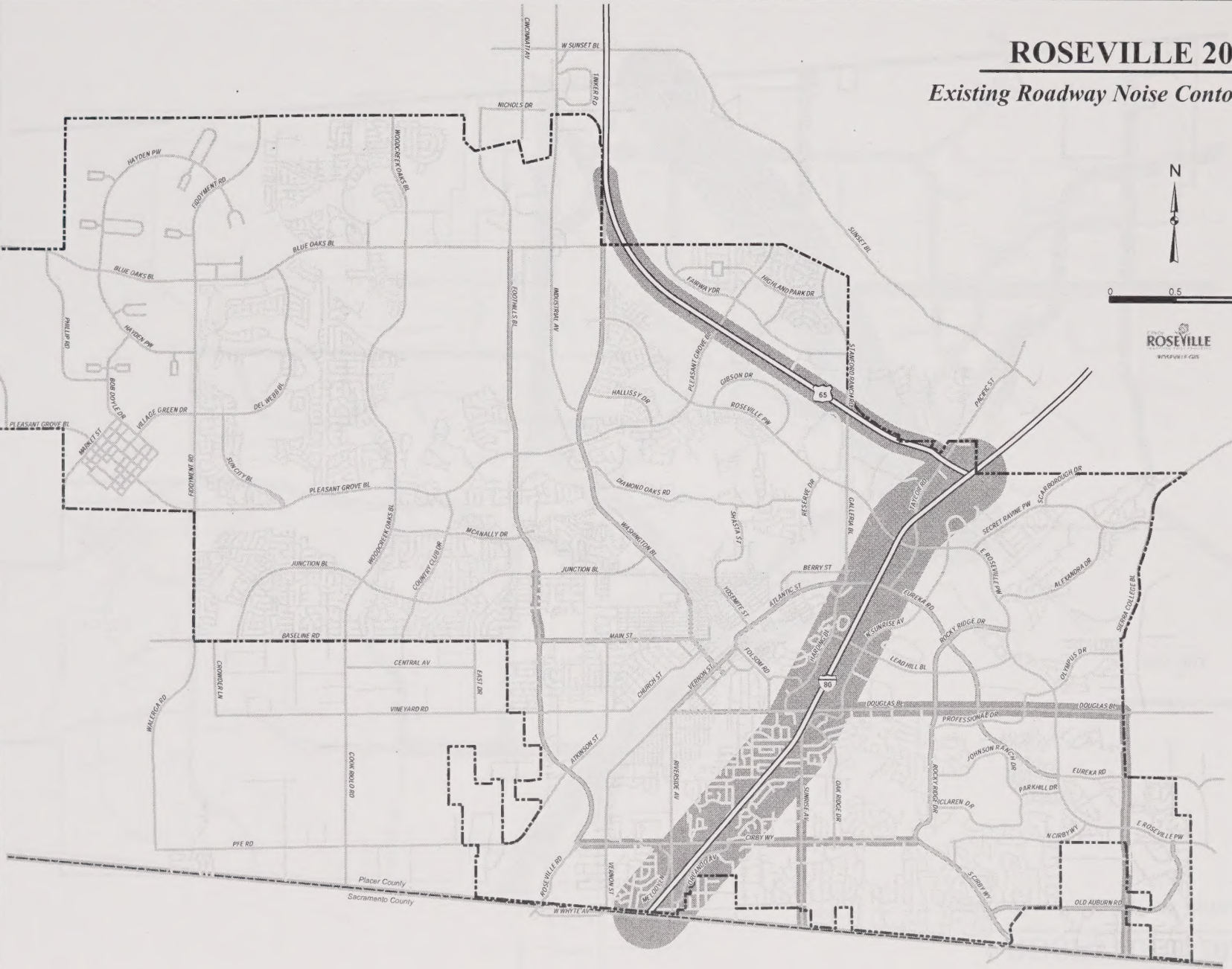


FIG. IX-1

ROSEVILLE 2020

Future Roadway Noise Contours

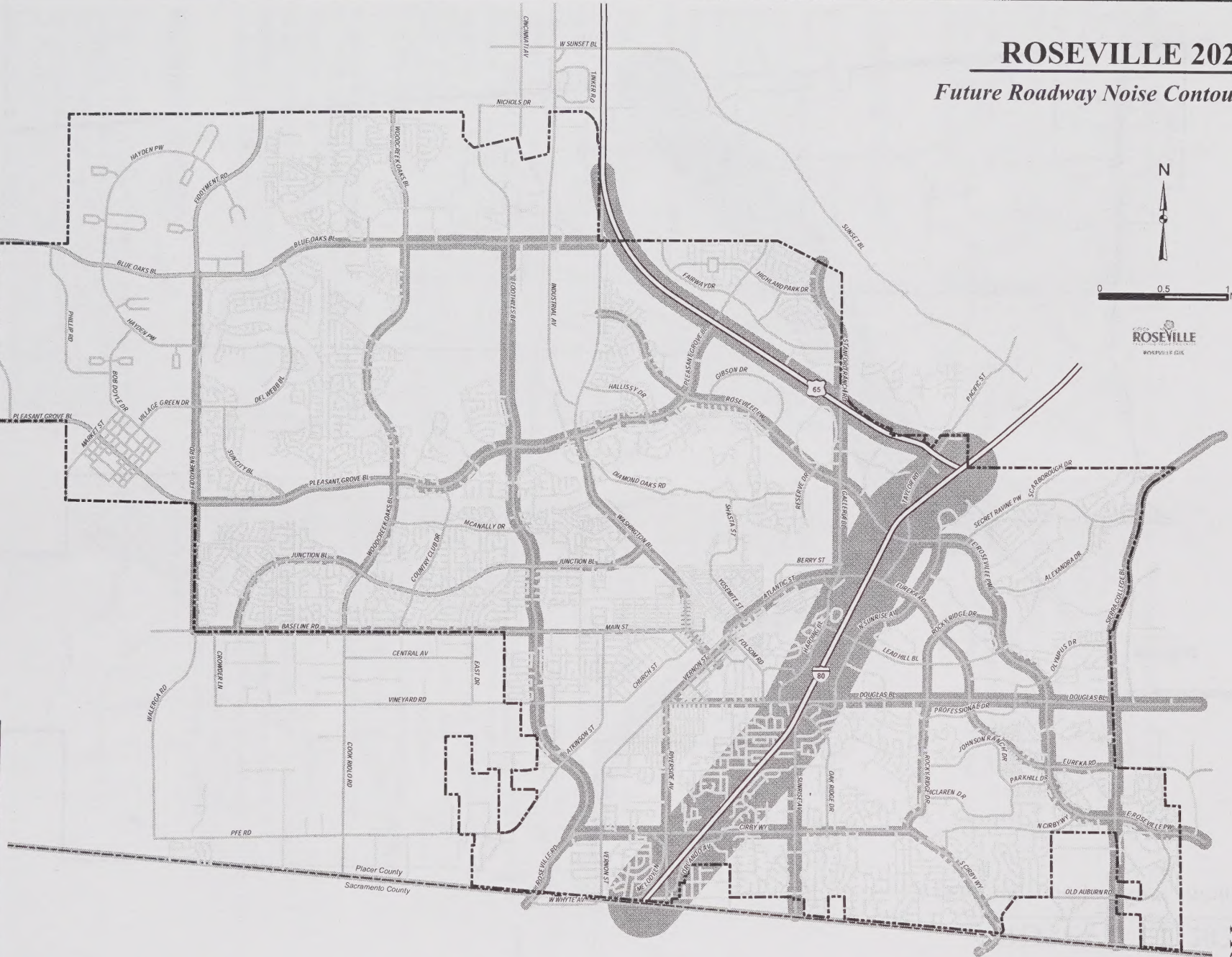
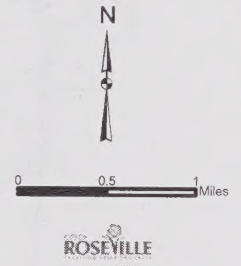


FIGURE IX-2
CITY OF ROSEVILLE
FUTURE
ROADWAY NOISE CONTOURS
60 dB L_{dn}

FIG. IX-2

ROSEVILLE 2020

Railroad Line Noise Contours

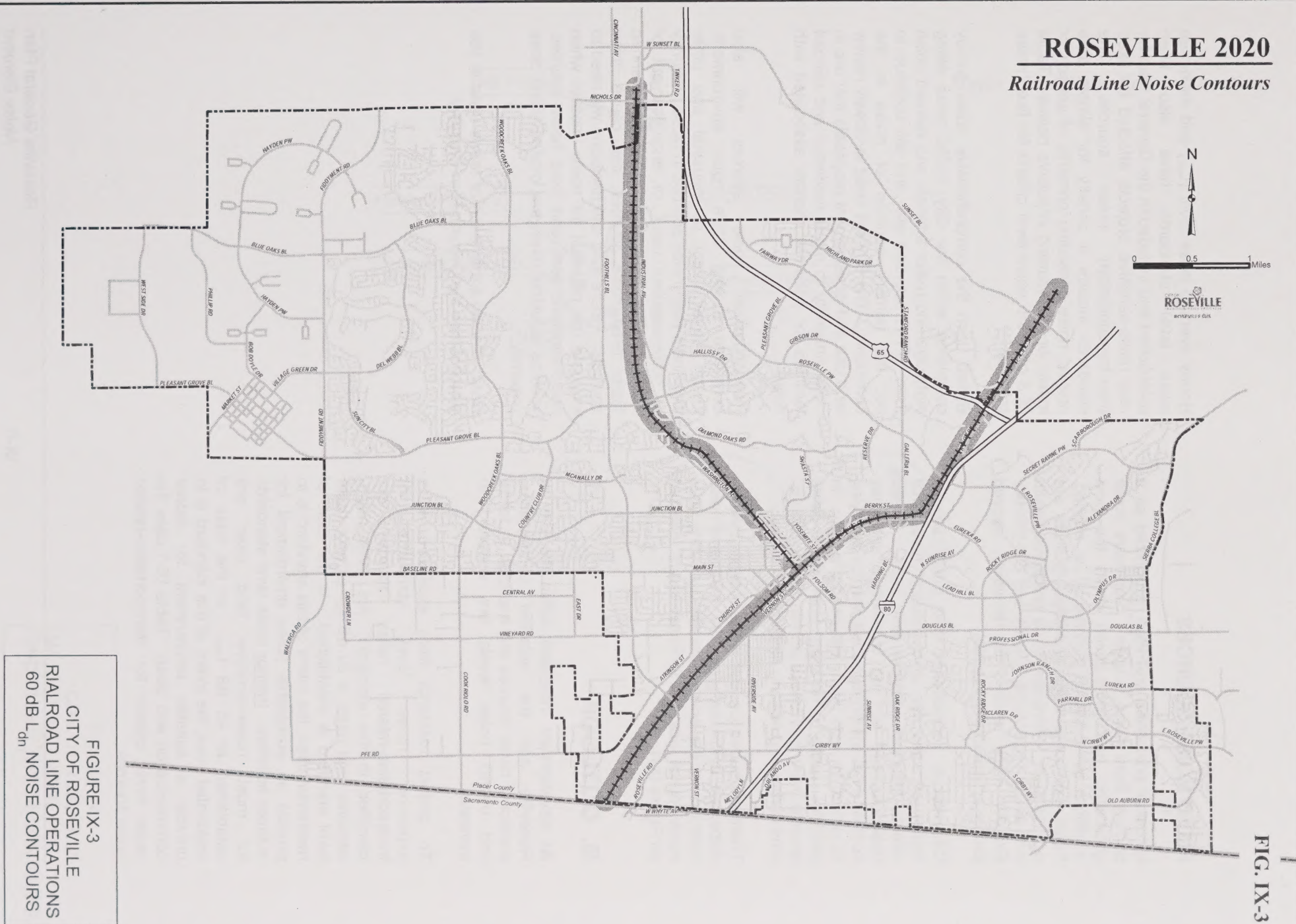


FIG. IX-3

FIXED NOISE SOURCES

Industrial processes are often recognized as a primary fixed noise source. Significant noise generation can occur even when the best available noise control technology is applied. Noise exposures within industrial facilities are controlled by federal and state employee health and safety regulations (OSHA and Cal-OSHA). Exterior noise levels may, however, exceed locally-acceptable standards.

Commercial, recreational, and public service facility activities can also produce noise that affects adjacent sensitive land uses. These noise sources can be continuous and may contain tonal components that may be annoying to individuals who live in the nearby vicinity. In addition, noise generation from fixed noise sources may vary based on climatic conditions, time of day, and existing ambient noise levels.

There are numerous fixed noise sources that are dispersed throughout the City. General noise contours for the primary identified existing fixed noise source locations in Roseville are reflected on Figure IX-4.

B. OUTLOOK

As development increases within the City of Roseville and the adjacent communities, additional noise sources are expected to follow and overall noise levels are expected to increase.

To protect residents from excessive noise exposure, noise level standards for transportation-related noise sources are identified in this element. For most noise-sensitive land uses, a 60 dB L_{dn} exterior noise level standard is established. In the case of residential uses, the intent of this standard is to provide an acceptable noise environment for outdoor activities. Interior noise level standards for most noise-sensitive land uses are established at 45 dB L_{dn} . In the case of residential uses, the intent of this standard is to provide a suitable environment for indoor communication and sleep. Table IX-1 cites the noise level criteria for transportation-related noise sources.

Hourly average noise level (L_{eq}) and maximum noise level standards have also been established and included in the General Plan for new noise-sensitive projects affected by fixed (non-transportation) noise sources. The standards include a penalty for simple tone noises, noise consisting primarily of speech or music, or for recurring impulsive noises. Table IX-3 cites the noise level criteria for fixed noise sources.

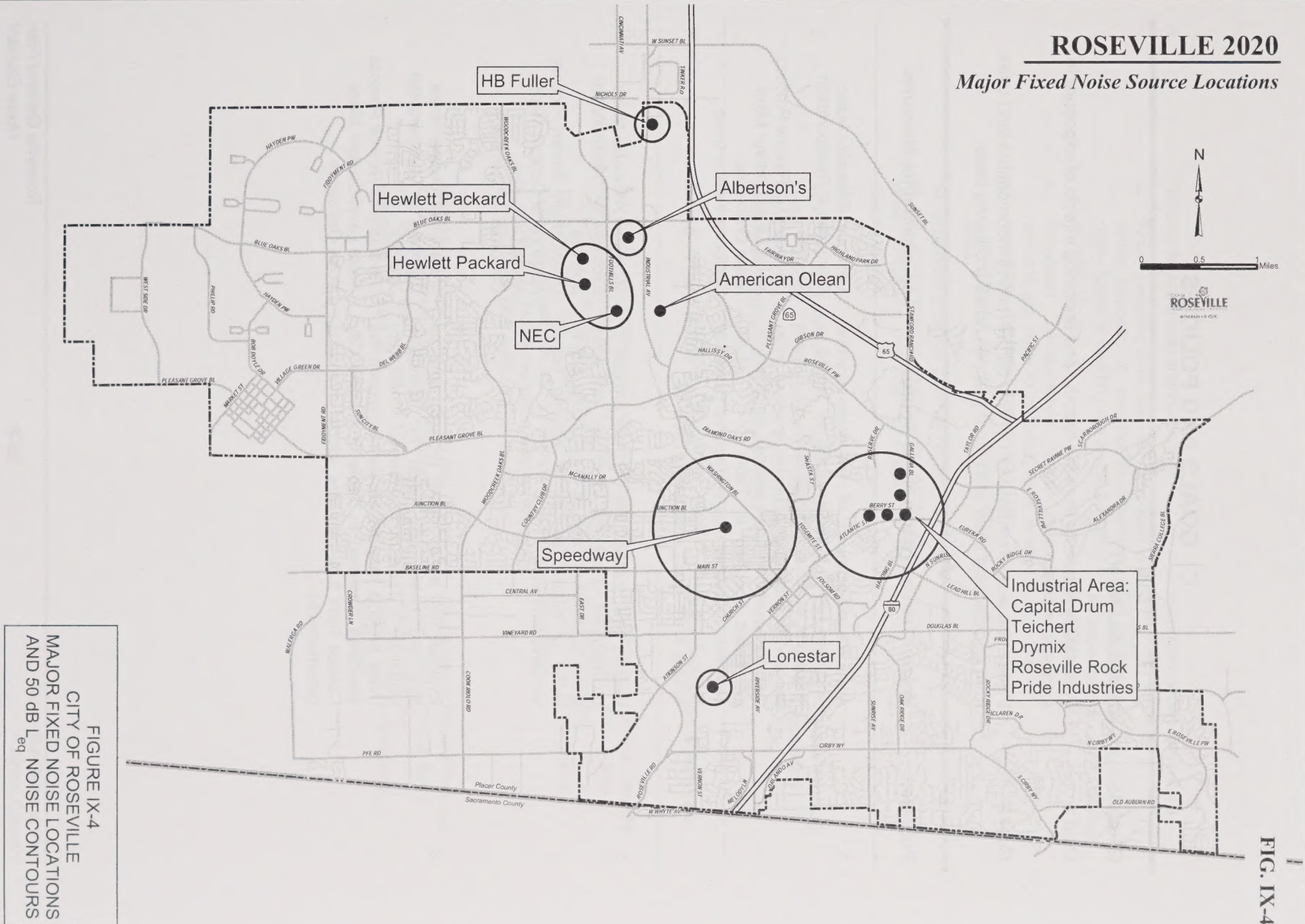
Based upon the comprehensive noise survey completed within the City, traffic noise along highways and major arterials and railroad noise from UPRR activities are, and will continue to be, the primary sources of noise in the community. The City will need to closely review land use and development proposals that are in close proximity to major roadways and railroad facilities for potential impacts associated with noise.

Fixed/industrial noise sources will also contribute to the City's noise environment. Future development of industrial and other significant fixed noise sources in close proximity to noise-sensitive uses, or encroachment of noise-sensitive uses upon existing or planned future fixed noise sources, can cause noise conflicts. Future land use decisions will need to evaluate the potential for noise impacts when noise-sensitive uses and fixed noise sources, such as industrial uses, are located within close proximity.

Note: For an explanation of terms used in this element, see the General Plan Glossary.

ROSEVILLE 2020

Major Fixed Noise Source Locations



C. GOALS AND POLICIES

GOALS: NOISE ELEMENT

- Goal 1* Protect City residents from the harmful and annoying effects of exposure to excessive noise.
- Goal 2* Protect the economic base of the City by preventing incompatible land uses from encroaching upon existing or planned noise-producing uses.
-

Policies: Noise - Transportation Noise Sources *Implementation Measures*

- | | | |
|----|---|--|
| 1. | Allow the development of new noise-sensitive land uses (which include but are not limited to residential, schools, and hospitals) only in areas exposed to existing or projected levels of noise from transportation noise sources which satisfy the levels specified in Table IX-1. Noise mitigation measures may be required to reduce noise in outdoor activity areas and interior spaces to the levels specified in Table IX-1. | <ul style="list-style-type: none"> - <i>Maximum Allowable Noise Exposure for Transportation Sources</i> - <i>Development Review Process</i> - <i>Noise Level Contour Maps</i> - <i>Noise Ordinance</i> - <i>California Vehicle Code</i> |
| 2. | Require new roadway improvement projects to be mitigated so as not to exceed the noise levels specified in Table IX-1 at outdoor activity areas or interior spaces of existing noise-sensitive land uses. | <ul style="list-style-type: none"> - <i>Maximum Allowable Noise Exposure for Transportation Sources</i> - <i>Development Review Process</i> - <i>Noise Level Contour Maps</i> - <i>Noise Ordinance</i> - <i>California Vehicle Code</i> |
| 3. | Evaluate new transportation projects, such as light and heavy rail, using the standards contained in Table IX-1. However, noise from these projects may be allowed to exceed the standards contained in Table IX-1 if the City Council finds that there are special overriding circumstances. | <ul style="list-style-type: none"> - <i>Maximum Allowable Noise Exposure for Transportation Sources</i> - <i>Development Review Process</i> - <i>Noise Level Contour Maps</i> - <i>Noise Ordinance</i> |

4. **Require an acoustical analysis where:**
- a. Noise sensitive land uses are proposed in areas exposed to existing or projected noise levels exceeding the levels specified in Table IX-1;
 - b. Proposed transportation noise source projects are likely to produce noise levels exceeding the levels specified in Table IX-1 at existing or planned noise-sensitive uses.
- An acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be considered in the project design.
- *Maximum Allowable Noise Exposure for Transportation Sources*
 - *Development Review Process*
 - *Requirements for an Acoustical Analysis*
5. **Work in cooperation with Caltrans and the Union Pacific Transportation Company to maintain noise level standards for both new and existing projects in compliance with Table IX-1.**
- *Development Review Process*
 - *Interagency Cooperation*

Policies:	Noise - Fixed Noise Sources	Implementation Measures
6.	Allow the development of new noise-sensitive uses (which include, but are not limited to, residential, school, and hospitals) only where the noise level due to fixed (non-transportation) noise sources satisfies the noise level standards of Table IX-3. Noise mitigation may be required to meet Table IX-3 performance standards.	- <i>Development Review Process</i> - <i>Noise Level Contour Maps</i> - <i>Noise Ordinance</i> - <i>Noise Level Performance Standards</i>
7.	Require proposed fixed noise sources adjacent to noise-sensitive uses to be mitigated so as not to exceed the noise level performance standards of Table IX-3.	- <i>Development Review Process</i> - <i>Noise Level Contour Maps</i> - <i>Noise Ordinance</i> - <i>Noise Level Performance Standards</i>

8. Require an acoustical analysis where:
- Noise-sensitive land uses are proposed in areas where existing or anticipated future fixed noise sources may
- a. Proposed non-residential or other fixed noise sources are likely to produce noise levels exceeding the performance standards of Table IX-3 at existing or planned noise-sensitive uses.
- An acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be considered during project design.
- *Development Review Process*
 - *Requirements for an Acoustical Analysis*
 - *Noise Level Performance Standards*

Policies	Noise – General	Implementation Measures
9.	Where noise mitigation measures are required to achieve the standards of Tables IX-1 and IX-3, the emphasis of such measures should be placed on site planning and project design. These measures may include, but are not limited to, building orientation, setbacks, landscaping, and building construction practices. The use of noise barriers, such as soundwalls, should be considered as a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project.	- <i>Development Review Process</i>
10.	Regulate construction-related noise to reduce impacts on adjacent uses consistent with the City's Noise Ordinance.	- <i>Development Review Process</i> - <i>Noise Ordinance</i> - <i>California Vehicle Code</i>

D. IMPLEMENTATION MEASURES

1. Maximum Allowable Noise Exposure For Transportation Sources *(Proposed)*

The City shall use the noise level standards contained in Table IX-1 for reviewing new development of noise-sensitive uses exposed to transportation noise sources.

These standards are also to be used for evaluating new proposed transportation noise sources and the impacts from the noise sources upon nearby noise-sensitive uses.

Where a noise-sensitive land use is proposed near an existing or future transportation noise source, such as a highway, arterial, airport, or railway line, noise measurements will be performed to determine whether existing and/or future noise levels due to that source will exceed the standards of Table IX-1 at the outdoor activity areas of the proposed use. Similarly, where a highway, airport, railroad line or other transportation noise source is proposed near existing or future noise-sensitive uses, a noise analysis will be prepared to ensure that the noise produced by that source will not exceed the standards of Table IX-1 at the outdoor activity areas of noise-sensitive uses. *(Policies 1, 2, 3 and 4)*

2. Development Review Process *(Ongoing)*

Continue the City's existing development review process in accordance with the requirements contained in such documents as the Noise Ordinance, Zoning Ordinance, Uniform Building Code (including Chapter 35), State Noise Insulation Standards (Title 24), Community Design Guidelines, the specific plans and their design guidelines, the California Environmental Quality Act, and other statutes.

Acoustical analysis, where required, shall be included in the environmental review for projects. Such analysis shall include identification of noise impacts and potential

mitigation measures. Where feasible, mitigation should focus on site planning and project design solutions rather than the creation of noise barriers. All analyses shall include an assessment of potential construction noise impacts.

Develop and employ procedures to ensure that the adopted noise mitigation measures identified pursuant to acoustical analyses are implemented in the project and building permit processes. Develop and employ procedures to monitor compliance with the standards of the Noise Element after completion of projects where noise mitigation measures have been required. *(Policies 1 through 10)*

3. Noise Level Contour Maps *(Ongoing)*

To generally evaluate the potential for noise conflicts associated with new development and projects, refer to the official Roseville Noise Level Contour Maps maintained by the Planning Department. Noise level contours have been prepared for existing and future fixed noise sources and for existing and future transportation-related noise sources within the City of Roseville. Reduced versions of these maps have been included as Figures IX-1 through IX-4 of this element.

The contour maps show generalized locations of the noise contours associated with the various noise sources. The contour maps can be used as a tool for evaluating the potential for a proposed noise-sensitive land use to be exposed to noise levels that may exceed the City of Roseville Noise Element standards. Because local topography, vegetation, or intervening structures may significantly affect noise exposures at a particular location, the noise contours should be considered generalized and not site-specific. *(Policies 1, 2, 3, 6 and 7)*

4. Noise Ordinance *(Ongoing)*

Continue to implement the City's Noise Ordinance to ensure compliance with the goals, policies, and standards contained in this element. *(Policies 1, 2, 3, 6, 7 and 10)*

5. California Vehicle Code *(Existing)*

Continue to enforce the California Vehicle Code sections relating to adequate mufflers and modified exhaust systems. *(Policies 1, 2 and 10)*

6. Requirements for an Acoustical Analysis *(Proposed)*

Require that all acoustical analyses utilize a consistent format and be prepared in accordance with Table IX-2. *(Policies 4 and 8)*

7. Interagency Cooperation *(Ongoing)*

Work in cooperation with Caltrans and the Union Pacific Railroad to explore mitigation solutions for noise impacts resulting from existing and proposed highway and railroad facilities. Efforts should focus not only on impacts to new development projects, but also on pursuing solutions to reduce impacts on existing development exposed to "unacceptable" noise levels. *(Policy 5)*

8. Noise Level Performance Standards *(Proposed)*

The City shall use the Noise Level Performance Standards contained in Table IX-3 for reviewing new development of noise-sensitive uses exposed to fixed noise sources. These standards are also to be used for evaluating potential impacts of proposed new fixed noise sources upon nearby noise-sensitive uses.

Where a noise-sensitive land use is proposed near a fixed noise source, such as an industrial facility, noise measurements will be performed to determine whether existing and/or future noise levels due to that source will exceed the standards of Table IX-3 within the property line of the proposed use. Similarly, where a fixed noise-producing use such as an industrial facility is proposed near an existing or future noise-sensitive use, a noise analysis will be prepared to ensure that the noise produced by that use will not exceed the standards of Table IX-3 within the property line of the noise-sensitive use. *(Policies 6, 7 and 8)*

TABLE IX-1
MAXIMUM ALLOWABLE NOISE EXPOSURE
TRANSPORTATION NOISE SOURCES

Land Use	Outdoor Activity Areas ¹	Interior Spaces	
	$L_{dn}/CNEL$, dB	$L_{dn}/CNEL$, dB	L_{eq} , dB ²
Residential	60 ³	45	--
Transient Lodging	60 ³	45	--
Hospitals, Nursing Homes	60 ³	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls	60 ³	--	40
Office Buildings	65	--	45
Schools, Libraries, Museums	--	--	45
Playground, Neighborhood Parks	70	--	--

- ¹ Outdoor activity areas for residential developments are considered to be the back yard patios or decks of single family dwelling, and the patios or common areas where people generally congregate for multi-family development.
Outdoor activity areas for non-residential developments are considered to be those common areas where people generally congregate, including pedestrian plazas, seating areas and outside lunch facilities.
Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use

- ² As determined for a typical worst-case hour during periods of use.

- ³ Where it is not possible to reduce noise in outdoor activity areas to 60 dB $L_{dn}/CNEL$ or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB $L_{dn}/CNEL$ may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

Note: Where a proposed use is not specifically listed on this table, the use shall comply with the noise exposure standards for the nearest similar use as determined by the Planning Department. Commercial and industrial uses have not been listed because such uses are not considered to be particularly sensitive to noise exposure.

TABLE IX-2

REQUIREMENTS FOR AN ACOUSTICAL ANALYSIS

An acoustical analysis prepared pursuant to the Noise Element shall:

- A. Be the responsibility of the applicant.
- B. Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.
- C. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.
- D. Estimate existing and projected (20 years) noise levels in terms of L_{dn} or CNEL and/or the standards of Table IX-3 and compare those levels to the adopted policies of the Noise Element. Noise prediction methodology must be consistent with the methods identified in the document entitled Existing Noise Environment (See Appendix).
- E. Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance.
- F. Estimate noise exposure after the prescribed mitigation measures have been implemented.
- G. Describe a post-project assessment program that could be used to monitor the effectiveness of the proposed mitigation measures.

TABLE IX-3

**PERFORMANCE STANDARDS
FOR NON-TRANSPORTATION NOISE SOURCES
OR PROJECTS AFFECTED BY NON-TRANSPORTATION NOISE SOURCES
(As Measured at the Property Line of Noise-Sensitive Uses)**

Noise Level Descriptor	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly L_{eq} , dB	50	45
Maximum level, dB	70	65

Each of the noise levels specified above should be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. Such noises are generally considered by residents to be particularly annoying and are a primary source of noise complaints. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

No standards have been included for interior noise levels. Standard construction practices should, with exterior noise levels identified, result in acceptable interior noise levels.

X. HOUSING ELEMENT

Adopted by the Roseville City Council Sept. 26, 2002
Resolution # 02-472



2002-2007

HOUSING

Introduction

Summary of Housing Element

Summary of Population and Housing Characteristics

City-Wide Housing Goals

Affordable Housing

Special Housing Needs

Residential Land Inventory

Constraints to Housing Productions

Residential Energy Conservation

Equal Housing Opportunity

Monitoring Program

Schedule of Programs

The purpose of the Housing Element is to identify and analyze existing and projected housing needs in an effort to preserve, improve and develop housing for all economic segments of the community. The Roseville Housing Element is more than a five-year plan to meet short-term housing needs; it is a proactive document comprised of guidelines for the long-term development of housing in the City.

State law requires a city's housing element be consistent with the remainder of its General Plan. The goals and policies of the Housing Element for Roseville have been reviewed and were found to be generally consistent with the other elements of the Roseville General Plan.

In accordance with Government Code Section 65583, the Housing Element for Roseville includes updated technical data (e.g. population, housing, growth rates, and income levels), an evaluation of existing policies and implementation measures, and description of new programs designed to effectively implement the Housing Element.

At the recommendation of the State Department of Housing and Community Development, all cities with Housing Elements to be adopted by June 2002, have been advised to utilize 1990 census data considering the 2000 economic and housing characteristics census data will not be available until sometime in 2003. However, where possible in the Element, the available 2000 census data has been utilized.

The expansion of commercial, retail, office, and industrial development have increased employment opportunities in Roseville. Future development and growth in the City will rely on state and county growth rates, interest rates, employment levels, national investment climate, and other economic variables.

Affordable housing challenges continue as the gap between housing costs and household income levels widen. Traditionally, housing costs throughout California have risen at a rate greater than household income levels. What was once an issue of providing adequate housing for very low- and low-income families has grown into an issue of providing housing opportunities for middle-income families as well.

The overall components of the Housing Element reinforce the City's dedication to provide current and future residents a range of purchase and rental units affordable to all income groups. The City will meet housing affordability goals with policies, programs, and implementation measures detailed in this element. The City along with all segments of the community, including the development, business, and manufacturing sectors will work together to ensure the success of an affordable housing program.

The City of Roseville adopted a 10% Affordable Housing Goal in 1988. The 10% Affordable Housing Goal has been retained and modified through one General Plan and several Housing Element updates. Since its adoption 13 years ago, the 10% Affordable Housing Goal has proven to be

an effective tool in the production of rental and purchase housing affordable to low and middle income households. Since 1988, the City has met or exceeded its 10% goal by approving a total of 21,623 residential housing units of which 2,323 were affordable housing units (approximately 11%). The 10% Affordable Housing Goal is not meant as a maximum goal to the development of affordable housing.

The City's Affordable Housing Goal is not intended to be used as an inclusionary zoning program, whereby the property owner would be required to shoulder the entire responsibility of producing the affordable housing. The intent of the 10% Affordable Housing goal is to ensure City and developer willingness to actively work together to develop housing affordable to low and middle income households. The City's experience has proven that incorporating the 10% Affordable Housing goal as a long term policy within the framework of the Housing Element provides the legal and social motivation for the City and developers to work together to designate, finance, and produce affordable housing units. However, the City will consider alternatives to achieving affordable housing within newly annexed areas should conditions or legislation require the City alter its approach to affordable housing.

Some of the base assumptions utilized in the element include:

- Future housing needs were derived from projections provided by the Regional Housing Needs Allocation Plan (RH NAP) which was adopted by the Sacramento Area Council of Governments (SACOG) in September 2001. The government code requires cities to use the growth rate projections contained in the RH NAP.
- The City has established a 10% affordable housing goal, which is less than the regional housing needs allocation, based on existing and projected fiscal and political realities rather than a need which cannot be achieved.
- The provision of units for new households will not alter the need to maintain a 5% or less vacancy rate for both owner-occupied and rental units.
- The wage level associated with a majority of jobs created during the next five years will not permit the purchase of a typical single-family detached unit in Roseville unless a second wage earner contributes to total household income.
- There is a regional goal to continue to reduce commute traffic within the region by providing adequate housing in close proximity to jobs; achieved, in part, by matching housing affordability to wage levels.
- Of current Roseville residents, very low, low, and middle-income renters allocating in excess of 30% of their income for rent have a current unmet housing need. As new home purchase prices continue to rise moderate-income households are beginning to experience challenges.
- The City's 10 percent affordable housing goal, will be used to provide rental housing affordable to very-low and low-income households and purchase housing affordable to low and middle-income homebuyers.
- The State of California prefers to combine middle-and moderate-income levels into the moderate-income category. The City of Roseville considers 80 to 120 percent of median income too broad a range when dealing with housing affordability, and has chosen to keep the two income levels separate.
- It should be noted the Housing Element and the City's General Plan are not being updated concurrently. However, the City is currently in the process of revision outdate information in the other Elements.
- Subsidy requirements are stated in 2002 real dollars.

The success of the Housing Element in attaining its goal of ensuring housing for all economic segments of the community will be measured through its ability to:

- Promote equal housing opportunities for all individuals;

- Foster and maintain affordable housing for City residents;
- Promote public-private cooperation in the provision of affordable housing;
- Minimize governmental and non-governmental constraints to housing production;
- Incorporate energy conservation into residential development;
- Continue housing monitoring programs;

A brief description of each component found within the Housing Element is included in the "Summary of the Housing Element" found on page 4. In addition, a summary of Roseville's population and housing characteristics is located on pages 5 and 6.

The components of the Housing Element serve to reinforce the following overall principles:

"Roseville will work to accommodate the housing needs of its current and future residents by providing a range of purchase and rental housing affordable to all income groups."

"The City will strive to guarantee housing affordability over time through the adoption of policies and implementation measures as detailed in this Housing Element."

"The City's policy to provide affordable housing for all income groups is a social objective, and such, it is the responsibility of all segments of the community to actively work together to achieve the goal. The City of Roseville, its development community and business/manufacturing community should work together to ensure the success of an affordable housing program."

SUMMARY OF THE HOUSING ELEMENT

City-Wide Housing Goals introduces the overall goals and quantified objectives for the Housing Element. Included are general discussions on Roseville's share of the regional housing needs allocation, cost of providing the regional housing needs allocation, subsidies available for funding the regional housing needs allocation, and the City's 10% affordable housing goal.

Affordable Housing specifically addresses the policies, strategies and implementation measures aimed at achieving the City's goal for producing affordable housing.

Special Housing Needs evaluates special needs, such as those of the elderly, disabled, handicapped, large families, female heads of household, farmworkers, and families and persons in need of emergency shelter. Included are Goal, Policies, and Implementation Measures.

Residential Land Inventory (RLI) assesses the City's residential land uses and ability to supply housing for all income level households in the community.

Constraints to Housing Production addresses governmental and non-governmental constraints to the development of affordable housing. Included are Goal, Policies, and Implementation Measures to address constraints.

Residential Energy Conservation discusses the importance of energy conservation issues in development of a comprehensive housing plan.

Equal Housing Opportunity lists Roseville's programs in relation to this issue.

Monitoring Program indicates the measures the City utilizes in updating the needs and gauging the success of its housing programs. Included are a biennial Housing Supply Report, annual monitoring of Affordable Housing Development Agreements, and the Housing and Community Development Annual Report.

Federal, State and Local Programs summarizes the federal, state and local programs available to Roseville to help meet its housing needs.

Housing Element Review examines policies, implementation measures and specific programs included in the 1992 Housing Element and determines their effectiveness.

Public Participation Process summarizes the public process for the Housing Element and contains specific input from participant groups and individuals.

Housing Element Appendix is included within the overall General Plan Appendix at the end of the document.

SUMMARY OF POPULATION AND HOUSING CHARACTERISTICS

Present Population – According to the State Department of Finance (May 2001) the population total for the City of Roseville is 83,002. Further discussion on population and demographics is located on pages 10 and 11 of this element.

Persons per Household - According to the 2000 Census Data, the citywide person-per-household average in the City of Roseville is 2.57.

Present Number of Households – According to the 2000 Census Data, the number of households in the City of Roseville is 30,783.

Projected Population – Population projections for the City of Roseville are 95,200 in 2005 and 105,000/110,000 in 2010.

Household Income – The median income as of March 2001 in Sacramento Metropolitan Statistical Area for a family of four is \$56,300.

Employment – According to the California State Department of Finance, in 2002 the approximate number of jobs available in the City of Roseville is 64,080.

Projected Employment – According to the California State Department of Finance, in 2007 the approximate projected number of jobs forecast for the City of Roseville is 82,720.

Regional Fair Share – The Regional Housing Needs Allocation Plan (RH NAP), released by SACOG in September 2001, indicate that, for Roseville to assume its fair share of the regions housing needs, distribution of new housing should be targeted to the income groups as follows:

Very-Low income	26.85%	Low Income	18.11%
Moderate Income	20.51%	Above Moderate Income	34.52%

Projected Housing Need/ Population Growth for HUD-Defined Subpopulations—Based on 1990 Census data, the projected housing need for low and moderate income categories as defined by HUD, will reach 17,161 households by 2007. Distribution of income categories is shown in Table X-3.

Income Distribution – Existing and projected household growth by HUD-defined income categories are shown in Table X-3.

Residential Units – According to the 2000 Census Data 31,925 household units exist in the City of Roseville.

Owner-Occupied Units – According to the 2000 Census Data, 21,396 (69.5%) of the housing units are owner-occupied.

Renter-Occupied Units - According to the 2000 Census Data, 9,387 (30.5%) of the housing units are renter-occupied.

Vacancy Rates – According to the 2000 Census Data, 1.3% of owner-occupied and 4.5% of rental-occupied housing units were vacant.

Housing Stock by Unit Type – According to the City of Roseville Planning Department, Second Quarter 2001 Development Activity Report, the Existing Residential Dwelling Units through June 30, 2001 include 25,048 Single-Family Detached Residential units (75 % of total units); 266 Single-Family Attached

Residential units (1% of total units); 6,719 Multi-Family Residential (20 % of total units); 443 units Mobile Home Residential (1% of total units); and 969 Half-Plex and Duplex Residential units (3 % of total units.)

Median Purchase Price – According to statistics provided by the Placer County Association of Realtors, Inc., in March 2001 the median purchase price of a resale single-family detached home in Roseville rose to \$230,500. According to The Sacramento Business Journal the median price of a new single-family detached home in Roseville rose to \$333,990 as of September 30, 2001.

Purchase Price Range – According to statistics from the Placer County Association of Realtors, in March 2001 the purchase price range for a resale single-family detached home (2 bedrooms to 4+ bedrooms) ranged from \$187,933 to \$295,989. According to The Meyers Group the purchase price range for a new single-family detached home (3 and 3+ bedrooms) ranges from \$160,000 to \$522,900.

Multi-Family Rents – See Table X-4.

TABLE X-1

**MEDIAN HOUSEHOLD INCOME BY FAMILY SIZE FOR THE SACRAMENTO
STANDARD METROPOLITAN STATISTICAL AREA**

Family Size	Very Low Income Less than 50% of Median Income	Low Income 50% - 80% of Median Income	Middle Income 80% - 100% of Median Income	Moderate Income 100% - 120% of Median	Above Moderate Income 120% + of Median Income
1	\$19,700	\$31,550	\$39,437	\$47,325	\$47,325
2	\$22,500	\$36,050	\$45,063	\$54,075	\$54,075
3	\$25,350	\$40,550	\$50,688	\$60,825	\$60,825
4	\$28,150	\$45,050	\$56,300	\$67,560	\$67,560
5	\$30,400	\$48,650	\$60,813	\$72,975	\$72,975
6	\$36,250	\$52,250	\$65,313	\$78,375	\$78,375

*Source: U.S. Department of Housing and Urban Development
(SMSA INCLUDES Sacramento, Placer, Yolo and El Dorado Counties as of March 2001)*

TABLE X-2

**REGIONAL HOUSING NEEDS ALLOCATION PLAN DISTRIBUTION
BY UNIT TYPE AND INCOME CATEGORY**

(2002 through 2007)

	Single-Family Units	Multi-Family Units	
	Ownership	Rental	Total
Very-Low Income	0	3,048	3,048
Low-Income	0	1,729	1,729
Middle-Income	186	397	583
Moderate-Income	292	292	584
Above Moderate-Income	0	0	0
Total	478	5466	5,944

Source: Estimates by Economic and Community Services Department

TABLE X-3

**EXISTING AND PROJECTED HOUSEHOLD GROWTH
BY INCOME CATEGORY FOR HUD-DEFINED SUBPOPULATIONS**

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Total
Existing 2002 Households	2,752	2,266	4,857	2,395	12,270
Projected 2007 Households	3,852	3,168	6,793	3,348	17,161
Total Percentages	6,604 22%	5,434 18%	11,650 40%	5,743 20%	29,431 100%

Source: 1990 Census Data, 2000 Consolidated Plan

TABLE X-4

2000 MULTI-FAMILY RENTAL RATES

Apartment Size	Household Size	Market Rents	Affordable Rents		
			Very-Low 50%	Low 60% - 80%	Middle 100%
1 Bedroom	1.5	\$800	\$496	\$595-\$800	\$991
2 Bedroom	3	\$982	\$595	\$714-\$982	\$1,190
3 Bedroom	4.5	\$1,220	\$688	\$825-\$1,220	\$1,375

Source: U.S. Department of Housing and Urban Development (1.5 persons per bedroom)

CITY-WIDE HOUSING GOALS

A. SETTING

This component provides a brief summary of the primary housing situation and issues facing Roseville, and identifies overall goals and quantified objectives to guide the Housing Element. Many of the issues discussed in this section are implemented and addressed in more detail in other components of the Housing Element.

To address the regional problem of inadequate affordable housing the *Regional Housing Needs Allocation Plan (RH NAP)*, adopted by the Sacramento Area Council of Governments (SACOG) in September 2001, allocates to each local jurisdiction its fair share requirement for meeting the area's housing needs in all income categories. Factors, which affect a locality's fair share, include its current housing supply, existing vacancy trends, and average annual growth rate.

POPULATION GROWTH

The City's population has risen steadily over the last decade, increasing 54% from 44,685 in 1990 to 83,002 in 2001. Roseville's population growth began in the late 1980's due mainly to a strong economy and development in the City's Specific Plan Areas.

EMPLOYMENT AND JOB GROWTH

According to the 2002 State Department of Finance, there are currently 64,080 jobs based in the City of Roseville. City businesses created a net of 5,250 jobs in the 1999-2000 fiscal years, a 10.6% increase in the total number of jobs in Roseville. The *2001 MuniFinancial Development Projection Study* reports an even more pronounced trend from 1980 to 2000, in which the City's share of regional employment tripled and its share of Placer County employment doubled.

The California Employment Development Department estimates the City has a labor force of 33,610 residents with 32,240 employed as of December 2001. As of December 2001 the City's unemployment rate is 4.1% compared with an unemployment rate of 3.8% in 1999.

The City's Demographic, Development and Employment profile for 2000 projects the most significant job growth in Roseville is to occur during the next 5 years, particularly in the services and high tech sectors of the job market. *Chabin Concept's 2000 Targeted Marketing Strategy* states Roseville will draw workers from throughout South Placer and adjacent counties, citing Roseville as a net importer of labor, more jobs are available within the City than there are residents of working age. Jobs involving custom computer programming, prepackaged software, and other related computer services are projected to have the strongest employment growth nationally.

DEMOGRAPHICS

The 2000 US Census Data on the race of the City of Roseville community indicates 79.8% of the population are white, 11.5% are Hispanic, and 8.7% are listed as other. Also, the demographics on age of the Roseville community indicates 29% of the population are under the age of 19; 35.5% are between the ages of 20 and 44; 17.1% are between the ages of 45 and 59; 11.4% are between the ages of 60 and 74; and 7.0% are over the age of 75.

REGIONAL FAIR SHARE

The current seven-year (2000-2007) *Regional Housing Needs Allocation Plan*, adopted by SACOG in September 2001, mandates Roseville's regional housing needs allocation requirement for all income categories as 11,350 additional units. The following chart shows the current and projected housing needs for the planning period from 2000 to 2007 for the City of Roseville:

Income Category	2000-2007 Regional Housing Needs Allocation	2000-2001 Affordable units Approved/Constructed	2002-2007 Adjusted Regional Housing Needs Allocation
Very Low	3,048	0	3,048
Low	2,056	327	1,729
Moderate	2,328	1161	1,167
Above Moderate	3,918	4739	0
Total	11,350	6227	5,944

Units identified as approved and constructed during 2000-2001 were determined as affordable to low and moderate income households based on 2000- 2001 Department of Housing and Urban Development income limits. Low income affordable rents ranged from \$496 per month for a one bedroom unit to \$688 per month for a three bedroom. Single family purchase units affordable to moderate income households were approximately \$200,000. The units constructed as a result of the City's 10% Affordable Housing Goal are secured through Affordable Housing Development Agreements.

The City's regional housing need allocation requires 3,048 new units for very low-income, 1,729 new units for low-income households, and 1,167 new units each for middle and moderate-income families totaling 5,944 units; which represents 52% of the City's 2002-2007 regional fair share. The income categories for affordability are based on the median household income by family size for the Sacramento Standard Metropolitan Statistical Area. As previously shown, Table X-3 (Introduction) outlines the complete distribution of housing need, by income group and unit type, of projected households for Roseville between 2002 and 2007.

COSTS OF PROVIDING THE CITY'S REGIONAL FAIR SHARE

The cost of subsidizing the City's regional housing need allocation of 5,944 new affordable multi-family units for very low, low, middle and moderate-income households is estimated at \$233,708,554 (Appendix 3-A). The Affordable Housing Component of the Housing Element addresses the subsidy requirements to meet projected housing needs in greater detail.

SUBSIDIES AVAILABLE FOR FUNDING THE CITY'S REGIONAL FAIR SHARE

With an aggressive affordable housing program, the City projects that it can obtain \$16,100,000 in housing subsidies from existing federal, state, and local programs for the construction of new affordable housing units for 2002 through 2007. These subsidies represent 7% of the estimated \$233,708,554 needed to provide the 5,944 new housing units affordable to very low, low, middle and moderate-income households. A description of the available programs and estimated subsidy calculations are found in Table X-6 (Affordable Housing Section) of the Housing Element and also within the Housing Element Appendix of the General Plan.

QUANTIFIED OBJECTIVE

Government Code Section 66583 requires all cities to provide a quantified objective which sets a maximum number of housing units which can be constructed, rehabilitated, and/or conserved over a five-year period. The quantified objective for the Roseville Housing Element by income category and type are shown in detail in Appendix 3-C.

10% AFFORDABLE HOUSING GOAL

Unless the funding for existing federal, state and local programs is significantly expanded, and new housing programs are established, it will not be possible for the City to meet the regional affordable housing need. The subsidies required to meet the City's regional affordable housing need exceeds the amount of funding the City can expect to capture 2002 through 2007 by \$217,608,554.

Therefore, the City has chosen a 10% Affordable Housing Goal (AHG) recognizing that such a goal is less than the City's identified affordable housing need. The 10% affordable housing goal has been adopted due to the existing and projected fiscal/political realities, rather than on expectations which, given foreseeable realities, cannot be met.

CONDITION OF HOUSING STOCK

An estimated maximum number of housing units to be rehabilitated may be derived from census data such as percentage of units built before 1960. According to the 1990 Census Data, 4,263 housing units or 13.23% of the housing units in Roseville were built prior to 1960. The City's Housing Division which administers the Housing Rehabilitation Programs reports completing an average 15 housing rehabilitation projects each year and a waiting list for Housing Rehabilitation Program ranging from 20 to 30 households at any given time, however those households must qualify as low-income. According to the City's 2000 Consolidated Plan, Housing Division staff estimates the actual number of renter and owner housing units in need of rehabilitation is approximately 500, most of which are occupied by low-income households. Six neighborhoods, which are affected due to general deterioration of the housing stock and infrastructure, receive first priority for the housing rehabilitation program.

The City's Economic and Community Development Department is currently undertaking a windshield survey to establish the current number of housing units in need of rehabilitation. Housing units included in the survey include units constructed prior to 1979. Survey results should be available in late 2002.

According to the City of Roseville's Building Department *Monthly Building Reports (Calendar Year) 1997 through 2000*, an average of one residential unit per month is demolished in Roseville. City building inspectors state very few residential demolitions are due to substandard building conditions, rather the demolitions have been due to flood control projects, roadway improvements, and renovations or remodels. As far as the number of housing units in need of demolition, City inspectors estimate 20 or fewer units within the

City are in substandard condition, which is equal to .001% of the housing stock.

OVERCROWDED HOUSING

Housing data included in this section is based on 1990 US Census data as an indicator of overcrowded housing for extremely low, very low, low, and moderate-income households. Approximately 11% of the extremely low, low, and moderate-income households are dealing with the issue of overcrowding. The City's Economic and Community Services Department has been working with local developers of affordable housing to build more affordable 3 and 4 bedroom multi-family housing units.

B. OUTLOOK

The 10% Affordable Housing Goal, along with implementation of other local programs, will help facilitate the City's efforts to provide additional affordable housing in Roseville. As previously stated, unless the funding for existing federal, state and local programs is significantly expanded, and new housing programs are established, it will not be possible for the City to meet the regional affordable housing need. The subsidies required to meet the City's regional affordable housing need exceeds the amount of funding the City can expect to capture 2002 through 2007 by \$217,608,554.

NEW CONSTRUCTION

The maximum number of new housing units remaining to be constructed was determined by an inventory of projects approved but not yet constructed, and projects with adopted land use not yet approved for development in the City's Specific Plan Areas. The City's maximum number of new housing units remaining to be constructed on undeveloped residential land is projected at 8,420 with another potential 5,919 new multi-family housing units on undeveloped commercial parcels as of September 30, 2001. (Tables X-9, I and J).

By the end of the 5-year planning period of the Housing Element the City of Roseville estimates it will reach residential capacity.

TERMINATION OF ASSISTED UNITS AT RISK

Assisted units, which are bound as a result of receiving governmental financial assistance to remain affordable to very low and low-income households, are eligible to terminate the restrictions once the contract period has expired. There are 5 locally assisted multi-family projects with Affordable Development Agreements that will expire between 2000 and 2010.

REHABILITATION

The Roseville Housing Rehabilitation Program provides a means to preserve Roseville's housing stock affordable to very low and low-income households. Since the 1992 Housing Element update, the City has assisted 180 residential housing units through the Housing Rehabilitation Program. The City estimates 90 households may be assisted over the next 5-year planning period of the updated 2002 Housing Element.

Private funding accounts for approximately 5% of the City's remodel permits to repair low and moderate-income single family homes. The City can estimate private funding will rehabilitate approximately 110 single-family units over the next 5-year planning period of the updated 2002 Housing Element.

UNIT POOL

The City has established a "unit pool" to encourage the creation and development of affordable housing. The "unit pool" units are available to developers who are looking to rezone a parcel for an affordable housing project or to increase density on a project providing affordable housing. The units in the "unit pool" are included in the existing city-wide infrastructure capacity and are not subject to capacity studies. Therefore, the "unit pool" serves as a mitigation measure in the creation of affordable housing by eliminating the need for capacity studies. A Developer can make application to rezone parcels for development of housing units without an allocation from the unit pool, however, the application would be subject to the approval process, including any capacity studies that may be required. As of September 30, 2001, the "unit pool" contains approximately

378 reserve units which may be allocated over the 5-year program period.

UNIT CONSERVATION

Roseville will help maintain housing affordability through the use of programs aimed at reducing rent or energy costs. The City will help conserve housing affordability for a projected 10,515 housing units over the next five years through the following programs:

- Condominium Conversion Ordinance will preserve an estimated 50 multi-family rental units, over the 5 year program period from being converted to condominiums.
- Free weatherizing services for low-income households provided by the non-profit organization Project Go will continue to help a projected 463 low-income households over the 5 year program period.
- City's adopted 1997 Uniform Building and Uniform Mechanical Building Codes and 1998 National Electrical Code provide construction standards for construction of energy efficient housing units. An estimated 4,000 affordable units, for low and middle-income households, will benefit from energy savings due to these building standards over the 5 year program period.
- Roseville's Electric Rate Assistance Program for very low-income households expects to assist 900 households during the 5-year program period.
- Section 8 vouchers program for very low-income households expect to assist 562 households during the 5-year program period.
- First Time Home Buyers Down Payment Assistance Program offers down payment assistance for low-income households by using State Department of Housing and Community Development, HOME, CalHome, and the City's Low and Moderate Housing Income Funds. The program estimates it will assist approximately 45 households during the 5-year program period.
- Cal Rural Gold funds the first time homebuyer program for Placer County. The

City anticipates it can assist approximately 60 low-income households during the 5-year program period.

- Roseville General Fund assists Roseville's homeless or those in risk of becoming homeless with financial assistance for payment of past due rent, security deposits and first months rent, past due utility bill, and emergency motel vouchers. The Salvation Army matches these funds dollar for dollar. The program estimates it will assist approximately 75 households during the 5-year program period.
- Roseville Handy Man Grant Program assists low-income seniors in need of minor home repairs. The program expects to assist approximately 500 households during the 5-year program period.
- Roseville Paint Program provides vouchers for exterior paint to assist low-income homeowners with property maintenance. The program expects to assist approximately 100 households during the 5-year program period.
- Roseville Unit Pool maintains an allocation pool of units, set aside in "reserve" for use by the City in implementing affordable housing programs, such as density bonuses and development incentives. As of September 30, 2001, the unit pool contains approximately 378 reserve units, which may be allocated over the 5-year program period.
- Affordable Housing Development Agreements secure the affordability of housing on a long-term basis. These agreements will maintain

affordability for approximately 1,569 households during the 5-year program period.

- The Citizens' Benefit Fund utilizes interest payments on funds received from the sale of the City-owned Roseville Community Hospital to Sutter Health. The Grants Advisory Commission reviews grant applications for expenditures and makes grant recommendations on an annual basis to improve the quality of life for the residents of the City of Roseville. A portion of the Citizen's Benefit Fund annual award assists local non-profit organizations to help low-income households and homeless individuals with transitional shelter program supportive services, medical supplies, new clothing for children, baby food and supplies, fresh meats and vegetables. To date the Citizens Benefit Fund has granted approximately \$500,000 to local non-profit agencies.

UNDEVELOPED LAND INVENTORY

Undeveloped specific plan parcels, including those with affordable housing obligations, are listed by parcel number in Table X-9, A through K, in the Residential Land Inventory Component of this Housing Element. In addition, in the infill area of the City, there are approximately 382 acres of undeveloped land with sites available for residential and/or mixed use.

C. GOALS AND OBJECTIVES

GOALS: CITY-WIDE GOALS

- Goal 1 Provide decent, safe, adequate and affordable housing in sufficient quantities for all economic segments of the community.
- Goal 2 Ensure that all segments of the Roseville community actively work together to provide affordable housing.
- Goal 3 Preserve, maintain, and improve Roseville's supply of older housing stock.
- Goal 4 Increase the opportunity for low and middle-income households to become homeowners, and free up rental housing for other low-income households.
- Goal 5 Reduce the overall incidence of homelessness among Roseville families and reduce the incidence of repeat homelessness among certain Roseville residents through transitional housing programs with supportive services.

QUANTIFIED OBJECTIVES BY INCOME GROUP

Pursuant to Government Code 65583

(The Housing Element Appendix 3-C includes documentation for the distribution of Quantified Objectives)

	Very-Low	Low	Middle	Mod.	Total
Construction of New Units	64	847	1,729	2,118	*4,758
Section 8 Program	562	0	0	0	562
Rehabilitation of Units	60	38	38	64	200
Conservation Of Units	4,645	3,239	1,601	1,030	10,515
"At Risk" Units	0	109	73	0	182
Quantified Objective	5,331	4,233	3,441	3,212	16,217

*Remaining residential capacity for the City of Roseville is 8,420 units.

AFFORDABLE HOUSING

A. SETTING

The City of Roseville's affordable housing challenge is to meet the housing needs of its current and future residents by providing a range of purchase and rental units which are affordable to all income groups. This component of the Housing Element specifically addresses the policies and strategies aimed at achieving the City's goals for producing affordable housing.

Based upon current sales and rental prices and the definition of affordability, the following housing assistance needs have been identified for each income group:

Very Low-Income Households not currently owning their own home will not be able to qualify for home ownership without substantial subsidies, unless their incomes rise significantly. Rental subsidies for very low-income households are needed to maintain affordability.

Low-Income Households not currently owning their home will require loan subsidies in order to afford to qualify for home ownership. Rental subsidies for low-income households are needed to maintain affordability.

Middle-and Moderate-Income Households may require some assistance in purchasing a home, since the price range of new homes in Roseville may exceed these households' ability to pay.

This household group is expected to afford rental units without financial assistance.

Above Moderate Households are considered financially able to find affordable units, both for purchase and rent, within Roseville's housing market.

COST BURDEN FOR LOW AND MODERATE INCOME HOUSEHOLDS

Housing data included in this section is based on the Department of Finance average household growth rate and the 1990 US Census data as indicators of the projected number of extremely low, very low, low, and moderate-income households to reside in Roseville during the 5-year period of the Housing Element, 2002 through 2007.

According to HUD, households paying 30% of gross household income is the standard affordability level. Severe overpaying occurs when households pay 50% or more of their gross income for housing. Table X-5, A through C, illustrate the estimated number of households experiencing a cost burden or severe cost burden for housing in the HUD defined income categories of extremely low, very low, low, and moderate-income households.

The projected household growth by HUD-defined income category is shown in Table X-3 of the Housing Element introduction.

TABLE X-5**ESTIMATED NUMBER OF HOUSEHOLDS EXPERIENCING
A COST BURDEN OR SEVERE COST BURDEN****(A) Renter Households**

2007	Households	Cost Burden*	Severe Cost Burden**
Extremely Low-Income	2,388	2,004	1,792
Very Low-Income	1,615	1,503	743
Low-Income	3,737	2,279	485
Moderate-Income	1,307	456	65
Total	9,047	6,242	3,085

(B) Owner Households

2007	Households	Cost Burden	Severe Cost Burden
Extremely Low-Income	1,464	908	702
Very Low-Income	1,553	574	279
Low-Income	3,056	1,253	611
Moderate-Income	2,041	755	101
Total	8,114	3,490	1,693

(C) Renter and Owner Households

2007	Households	Cost Burden	Severe Cost Burden
Extremely Low-Income	3,852	2,912	2,494
Very Low-Income	3,168	2,077	1,022
Low-Income	6,793	3,532	1,096
Moderate-Income	3,348	1,211	166
Total	17,161	9,732	4,778

* A Cost Burden occurs when a household pays more than 30% of gross household income for housing.

** A Severe Cost Burden occurs when a households pays 50% or more of their gross income for housing.

**REGIONAL HOUSING NEEDS 2002
THROUGH 2007**

The City's regional housing needs allocation for housing affordable to very low, low, middle and moderate-income households is mandated at 5,944 units.

It is the City's goal to integrate the Roseville community in terms of income, thereby avoiding lower income pocket areas. One method of accomplishing this goal is to support development which produces affordable rental

and purchase units among market rate units which are similar in appearance to the market rate units. While it is possible the overall cost of the affordable units may be increased as a result of such an integration goal, the City's experience is that this goal does not materially affect the economic or financial ability of providing affordable housing.

SUBSIDIES

Projected Subsidies Needed to Produce Affordable Units – Subsidy calculations for multi-

family rental units were based on the appraised value difference between new apartment complexes renting at market rate, and complexes with 20% of the units set aside for very low, low, middle, and moderate-income households. This difference in value can be directly attributed (using the capitalization rate method of valuation) to the income loss caused by the below market rate units. In order to consider such a project, the builder will normally seek compensation for the loss in value. The subsidies, therefore, are equivalent to the compensation desired by a developer to produce low-income housing.

The cost of subsidizing the City's regional affordable housing needs of 5,944 new affordable multi-family units is estimated at \$233,708,554. This figure represents an average subsidy of \$65,173.5 for each very low-income unit (3,048 units), \$19,046 for each low-income unit (1,729 units), and \$3,649 for each middle and moderate-income unit (1,167 units). The Housing Element Appendix 3-A details these subsidy calculations.

Additionally, the City recognizes affordable purchase housing should be made available to low, and middle-income households. While state and federal programs offer assistance to low and middle-income home buyers in the form of reduced interest rates and down payments, subsidies may still be required to bring purchase housing down to affordable levels.

An approximate subsidy of \$25,000 per purchase unit for a household earning 80% of the median, and \$40,000 per purchase unit for households earning 60% or less of the median would be necessary to bring a market price unit of \$155,000 into an affordable range. These figures are based on the purchase of a resale 3 bedroom / 2-bath single family detached unit in one of Roseville's older neighborhoods outside Mello-Roos and landscape and lighting districts.

Units at Risk – In December of 2000 Santa Clara Terrace opted-out of their rental subsidy contract and prepaid their Housing and Urban Development (HUD) mortgage which allowed 72 multi-family rental units for very low-income families to revert back to market rate rents. HUD provided Section 8 subsidies to all qualified very low-income households.

Manzanita Place currently has a rental subsidy contract with HUD (202/8 Direct) for 62 very low-income households, which is due to expire in November 2010. However, the City has provided financial assistance to Manzanita Place and has an Affordable Housing Development Agreement extending the affordability of the 62 very low-income households for an additional 30 years.

There are 5 locally assisted multi-family projects whose Affordable Housing Development Agreements with the City will expire in the years 2002 through 2010. These projects are as follows:

Multi-family Project	Address	Expiration Date of Development Agreement
Indigo Creek	1751 E. Roseville Parkway	4/06
Slate Creek	8800 Sierra College Blvd.	3/06
Pepperwood	1900 S. Cirby Way	11/03
Rosemeade	1451 Rocky Ridge Drive	7/07
Sommerset Hills*	3 Somer Ridge Drive	11/02

* Sommerset Hills has CHFA financing as well as an Affordable Housing Development Agreement with the City.

Indigo Creek, Slate Creek, Pepperwood, Rosemeade, and Sommerset Hills are eligible to terminate a total of 109 low-income units and 73 middle-income units. Of the 182 units "at risk," none serve the elderly.

Multi-family Project	Low-Income Units	Middle-Income Units	Total Units at Risk	Total Units in Project
Indigo Creek	21	0	21	306
Slate Creek	41	0	41	306
Pepperwood	0	42	42	168
Rosemeade	47	0	47	465
Sommerset Hills	0	31	31	124
Total	109	73	182	1,369

These units "at risk" are within privately owned projects and the owners may not be interested and are not mandated to continue the affordability even if subsidies were made available.

In order to ensure or maintain the affordability of the 182 assisted units, the project owner would need compensation based on the annual amount of income loss caused by the difference between market rate units and the below market rate units of a total of \$2,342,319 annually. The total annual subsidy would be as follows:

\$ 19,046	Average Rental Subsidy (Appendix 3-A)
x 109	Low-Income Units
\$ 2,076,014	Total Annual Subsidy for Low-Income Rental Units

\$ 3,649	Average Rental Subsidy (Appendix 3-A)
x 73	Middle-Income Units
\$ 266,377	Total Annual Subsidy for Middle-Income Rental Units

The estimated subsidy requirement for maintenance of affordability through the Affordable Housing Development Agreements is \$2,342,391 annually. The estimated cost of replacing these units "at risk" through new constructions would be as follows:

\$ 70,000	700 Sq. Ft. Average at \$100 per Sq. Ft.
x 182	Number of New Units to be Constructed
\$ 12,740,000	Total Subsidy Cost of Newly Constructed Units

If the owners of all the units "at risk" were not interested in continuing affordability, the estimated physical cost of replacement housing through new multi-family construction would be \$12,740,000 (182 units @ 700 square foot

average @ \$100 per square foot construction cost).

The City's Housing Authority recently sent letters of inquiry regarding expiring affordability use restrictions to private nonprofit organizations to assess their interest in acquiring and managing the multi-family rental housing complexes with units "at risk". Those nonprofit organizations included: 1) Project Go, a locally based non-profit housing development; 2) Eskaton Properties Inc.; 3) Mercy Housing California; 4) Nehemiah Progressive Housing Corporation; 5) Greek Orthodox Housing Corporation, and; 6) Pacific Housing, Inc.

The City's Redevelopment Low and Moderate Income Housing Fund, would provide 20% of the tax increment generated by the Redevelopment Areas, which would be an eligible source of funds to use for the preservation of the units "at risk." Currently the Low and Moderate Income Housing Fund is utilized to provide gap funding for new multi-family construction, matching funds for grant applications, and funding for the City's First Time Home Buyer Program. Therefore, the Low and Moderate Income Housing Fund would not be sufficient to provide the subsidies to maintain the "at risk" units.

It should be noted these units "at risk" were some of the first multi-family affordable housing units to be secured by the City as the result of its Affordable Housing Goal and are contained within projects that are at least 75% market rate. The owner would have to be willing to maintain the units as affordable with the City continuing to provide subsidies, or the City would have to acquire the entire project.

The City now requires a minimum 30-year term for affordable units secured through Affordable Housing Development Agreements.

Unless additional federal and state subsidies become available, it will be difficult for the City to preserve these units "at risk".

Available Subsidies If the City continues with an aggressive housing program, it can expect to obtain \$36,747,550 to help achieve its affordable housing needs. The 2002 equivalent subsidy value (ESV) from federal, state, and local programs are as follows:

Federal Sources	\$16,672,550
State Sources	\$18,000,000
Local Sources	\$ 2,075,000
TOTAL SOURCES	\$36,747,550

Of the above projected subsidies, \$16,100,000 may be utilized for construction of new affordable housing for very low, low, middle, and moderate-income households. The subsidies required to meet the City's mandated affordable housing needs 5-year plan period of the Housing Element exceeds the amount of funding the City can expect to capture by \$217,608,554 in 2002 dollars, for the years 2002 through 2007. Unless the funding for existing federal, state, and local programs is expanded and new housing programs are established, it will not be possible for the City to meet its regional affordable housing needs. Table X-6 identifies programs the City anticipates applying for or supporting applications for on behalf of profit and non-profit developers.

10% AFFORDABLE HOUSING GOAL

The intent of the City's 10% Affordable Housing Goal (AHG) is to provide a mechanism whereby the City, property owners, and business community can actively work together in developing new affordable housing for very low, low and middle-income households. The City's AHG specifies there be a mixture of rental and purchase housing, with approximately 75% of the rental units for very low-and low-income households, and 25% of the purchase units for middle-income households. The AHG is not intended as a maximum goal to the development of affordable housing.

The 10% affordability requirement applies to all new residential properties planned for 4+ units within the City. Since 1988, the 10% Affordable Housing Goal has been applied to and will continue to apply to all residential units within the Specific Plans, as well as undeveloped parcels throughout the City planned for 4+ units if the property owner requests an amendment to change residential density, requests an amendment to residential use from another use, or requests an amendment from residential to non-residential use.

The 10% AHG has been calculated for each Specific Plan Area (SPA) based on the total residential units allocated to each Specific Plan Area. Each plan includes a strategy identifying how it can best meet the 10% affordable housing goal and which specific parcels are best suited for development of affordable housing.

Developers for each of the designated affordable housing parcels are required to provide affordable housing pursuant to the terms of the Specific Plan Development Agreement. Prior to building permits being issued, developers are required to enter into affordable housing development agreements. The affordable housing development agreements set the initial rent or purchase price for low and middle-income households, establish the criteria and basis for annual rent or purchase-price increases, and provisions for methods to monitor the rents and purchase price paid. At this time Economic and Community Service's staff and developers explore incentives the City offers, such as the density bonus program, and establish whether financing subsidy packages are sufficient for the development of the affordable housing. Economic and Community Service's staff actively assists developers in acquiring appropriate and available subsidies for the construction of new affordable housing. Projected subsidies are outlined in Table X-6 of this element.

The 10% affordable housing goal is intended to be flexible in recognition that the actual number of affordable units constructed depends on the level of available subsidies. And as noted previously, the Affordable Housing Goal is not meant as a maximum goal to the development of affordable housing. The City has been successful in the past meeting its 10% Affordable Housing Goal. Since 1988 when the 10% affordable housing goal was adopted the

City has approved 21,623 residential housing units of which 2,323 have been affordable to very low, low, and middle- income households.

B. OUTLOOK

In the presence of an aggressive housing program, a deficit remains of \$217,608,554 in required subsidies to meet the affordable housing needs as identified in the Regional Housing Needs Allocation Plan adopted by SACOG in September 2001. Unless the funding for existing federal, state and local programs is expanded significantly and new programs are established, the City will be unable to meet its total affordable housing needs.

The provision of affordable housing is a societal goal, one that should be achieved through the efforts of the entire community. As such, the burden of achieving affordable housing should not be placed solely on any one segment of the population.

The 10% AHG has been calculated for each Specific Plan Area (SPA) based on the total residential units allocated to each Specific Plan

Area. Each plan includes a strategy identifying how it can best meet the 10% affordable housing goal and which specific parcels are best suited for development of affordable housing.

The current status of available program subsidies provides supporting evidence that the City's 10% Affordable Housing Goal is a reasonable and attainable goal. The City will continue to aggressively pursue affordable housing programs designed to maximize potential revenues available through existing programs. Property owners within the City whose properties have been designated as having an affordable housing goal requirement must cooperate with the City to assemble the necessary financing to meet this goal.

If future land annexation occurs, the City may consider alternatives to the 10% Affordable Housing Goal and/or changes to how the 10% Affordable Goal is implemented should conditions or legislation require the City alter its approach to achieving affordable housing. Also, in the future the City may consider a non-residential construction fee to assist with financing affordable housing.

TABLE X-6

A. PROJECTED FEDERAL, STATE, AND LOCAL PROGRAM FUNDING AND ESTIMATED NUMBER OF UNITS TO BE ASSISTED

PROGRAM TITLE	2002 SUBSIDY VALUE	2002-2007 UNITS TO BE ASSISTED
FEDERAL PROGRAMS		
Section 8	\$8,687,000	562
Community Development Block Grant (Housing Activities) **		
Housing Rehab Program	861,550	200
Handyman Program	20,000	500
Paint Program	4,000	100
Section 202	*5,000,000	59
Low Income Housing Tax Credits	*2,100,000	50
STATE PROGRAMS		
Multi-Family Revenue Bonds	*9,000,000	125
Home Investment Partnership Program (HOME)		
Rehabilitation	1,000,000	200
First Time Home Buyers Down Payment Assistance Program	1,000,000	26
Single Family Housing Bond Programs ***	7,000,000	60
LOCAL AND OTHER PROGRAMS		
Redevelopment Low and Moderate Income Housing Fund ****		
Deferred Loans/Fees	1,301,000	200
HOME Match	699,000	19
Homeless Voucher Program	75,000	75
TOTAL SUBSIDY VALUE	\$36,747,550	

- * Section 202, Low Income Tax Credits, and Multi-Family Revenue Bonds are targeted for new affordable construction with projected funding of \$16,100,000.
- ** CDGB funds Housing Rehab Program, Handyman, and the Paint Program
- *** Cal Rural Gold, Mortgage Credit Certificates, Mortgage Revenue Bonds fund purchase activities.
- **** Redevelopment Low/Mod funds new multi-family construction, deferred loans and gap funding for new multi-family construction, matching funds for grant applications, and first time homebuyer loans for single family purchases.

B. PROJECTED EXPENDITURES FROM THE LOW AND MODERATE-INCOME HOUSING FUND

PROGRAMS	EXPENDITURES
Program Administration/Management	\$238,800
Deferred Loans/Fees and Projects*	1,062,200
HOME and First Time Home Buyer Matching Funds	699,000
TOTAL EXPENDITURES**	\$2,000,000

- * Loan and fee deferrals, and gap funding for new multi-family construction. Matching funds for First Time Homebuyers Down Payment Assistance Program and Residential Rehab Program
- ** The above projected expenditures from the Low and Moderate Income Housing Fund differ from those projected in the Redevelopment Agency's 1999 Implementation Plan due to changes that did not occur in Redevelopment Law as previously legislated (Health and Safety Code 33413). Health and Safety Code 33413 was extended beyond January 1, 2001 so Redevelopment Agencies may continue to produce new affordable housing construction outside their Redevelopment Plan Areas utilizing dollars from their Low and Moderate Income Housing Funds.

C. GOALS AND POLICIES

GOALS: AFFORDABLE HOUSING

- Goal 1 Work with the development and business communities to provide affordable rental and home ownership opportunities for very low, low, and middle-income households.
- Goal 2 Strive to ensure the affordability of Roseville's housing supply over time.
- Goal 3 Maximize efforts to meet affordable housing needs by requiring 10% of new housing units to be affordable to very low, low, and middle-income households.
- Goal 4 Integrate the community in terms of income levels to avoid lower income pocket areas.
- Goal 5 Encourage the production of high-density rental and owner-occupied multi-family units.

Policies: Affordable Housing

Implementation Measures/Programs

- | | |
|--|--|
| 1. The City shall pursue programs which can provide a range of purchase and rental units affordable to all income categories. | <ul style="list-style-type: none">-Density Bonus Program-State and Federal Programs-Local Programs-Second Unit Ordinance-Condominium Conversion Ordinance-Streamline Permit Processing-Review of Subdivision Standards-Review of Zoning Ordinance-Specific Plans-Development Agreements-Article 34-Redevelopment Low/Mod Fund |
| 2. Emphasis of affordability efforts will be focused on rental units, since they offer the most cost efficient way to provide affordable housing opportunities to very low, and low income households. | <ul style="list-style-type: none">-Density Bonus-State and Federal Programs-Local Programs-Second Unit Ordinance-Condominium Conversion Ordinance-Streamline Permit Processing-Review of Subdivision Standards-Review of Zoning Ordinance-Specific Plans-Development Agreements-Article 34-Redevelopment Low/Mod Fund |
-

3.	The 10% Affordable Housing Goal shall apply to all new residential properties planned for 4+ units. <i>(Additional conditions on page 19 of this element).</i>	-Specific Plans -Development Agreements
4.	The City shall strive to maintain an overall vacancy rate of 5% for both owner and rental occupied housing units.	-Density Bonus Program -Monitoring Programs
5.	The City shall continue to pursue potential federal, state, and local subsidies for construction of new affordable housing as well as the continued availability of existing housing.	-State and Federal Programs -Local Programs
6.	The City shall provide direct financial assistance in support of local affordable housing activities.	-State and Federal Programs -Redevelopment Low/Mod Fund
7.	The City shall encourage the Roseville business and development communities to participate in the community's affordable housing goal.	-Development Agreements -Public/Private Partnership -Non-Residential Construction Fee
8.	Encourage construction of units, which are targeted for very low, low, and middle-income households, to be intermixed with market rate units to minimize low-income pocket areas.	-Affordable Development Agreements
9.	Encourage developers to incorporate manufactured and second units into their projects.	-Second Unit Ordinances -Affordable Development Agreements -GC 65852.2
10.	Promote efficient and cost effective development types, such as mixed use projects and small lot subdivisions, as a means of achieving housing affordability and carrying out the provisions of the Land Use Element.	-Specific Plans -Affordable Development Agreements

11. The City shall work to maintain the affordability of assisted units. The City's Economic and Community Services Manager will be responsible for determining the owner intent regarding conversion to market rates. The Manager will also be responsible for developing options which the City Council may use to ensure that the units remain affordable. The City is aware of state and federal laws regarding the conversion to market rate and will work with owners to maintain affordability.

- State and Federal Programs
- Condominium Conversion Ordinance
- Redevelopment Low/Mod Fund
- Private Resources

12. The City shall work to adopt a Reasonable Accommodation Program in compliance with SB520.

- Reasonable Accommodation Amendment to Zoning Ordinance

D. IMPLEMENTATION MEASURES/PROGRAMS

1. Density Bonus Program (*Available*)

The City shall continue to implement its density bonus program to help create affordable housing units, without a direct cash outlay by the local government. The program provides a property owner with the ability to build more income producing units than previously expected, which allows for increased income. The increase in income can then be used to help subsidize below market rental and purchase rates for very-low, low, and middle-income households. The Density Bonus Program is promoted on the City's website along with information available at the City's Permit Center. As of September 30, 2001 378 units were contained in the Unit Pool available for Density Bonuses over the 5-year planning period of the Housing Element. Calculations to determine the density bonus allowances are contained in the Housing Element Appendix of the General Plan.

A Density Bonus may consist of up to a twenty-five (25) percent increase in the maximum number of dwelling units and/or a reduction in site development standards (reduction in setbacks, square footage requirements, or parking spaces). A developer of a housing project containing five or more units may qualify for a density bonus and additional incentives if the developer agrees to construct and maintain at least:

- Twenty (20) percent of the total number of units in the project for lower-income households;
- Ten (10) percent of the total number of units for very low income households; or
- Fifty (50) percent of the total units for senior citizens of any income level.

A developer may submit to the Planning Department a preliminary proposal and the City shall, respond within ninety (90) days of receipt of a written proposal. In approving a density bonus, the permit or tentative map shall require that an affordable housing development agreement be executed prior to effectuation of the permit or recordation of the final map. (*Policies 1,2, and 4*)

2. State and Federal Programs (*Annual Applications*)

Table X-6 provides data on programs, projected funding, quantified objectives, and timeline for each of the following state and federal programs.

The City shall pursue and continue to participate in the following state and federal programs:

- Community Development Block Grant (Federal)
- Residential Housing Rehabilitation Program - The City's Economic and Community Services Department began the Residential Housing Rehabilitation Program in 1980. The program is considered a key component in the City's affordable housing strategy to preserve Roseville's housing stock affordable to very low and low-income households. The City is able to offer, through its Housing Rehabilitation Program, grants up to \$5,000 for low-income elderly disabled homeowners and low interest and deferred loans up to \$40,000 to low-income homeowners. Deferred loans become due and payable if the property changes title, changes use or upon sale. There is no way of predicting the amount of program income the City may receive from the deferred loan program, however any program income received during any fiscal year will be allocated back to the Residential Housing Rehabilitation Program and

used for deferred loans. The Residential Housing Rehabilitation Program is promoted through the City's government access channel 11, the City's website, and through the use of brochures.

- Roseville Handyman Program – The City's Economic and Community Services Department began the Roseville Handyman Program in 1999 as an ongoing grant program to target seniors in need of minor home repairs. The program was the result of public input, which identified a need for such a program in Roseville. Senior homeowners may be referred to the Residential Housing Rehabilitation Program for assistance if funds are low or needed repairs exceed the scope of the Handy Man Program. The program is operated by the City's Economic and Community Services Department and promoted through the Senior Resource Guide for Placer County.
- Paint Program - The City's Economic and Community Services Department began the Roseville Paint Program in 1995 to provide vouchers for exterior paint to assist low-income homeowners with property maintenance. The program is operated by the City's Economic and Community Services Department and promoted through the City's website and through the use of brochures. (Policies 1, 2, 5, 6, and 11)
- Home Investment Partnership Program HOME (State)
The City's Economic and Community Services Department began to participate in the HOME Program in 1994 for the creation and maintenance of affordable housing. The City's Economic and Community Services Department utilizes HOME funds to operate the First Time Home Buyers Down Payment Assistance Program and Residential Rehabilitation Program. These programs are promoted on the City's website. (Policies 1, 3, 5, 6, and 11)
- Section 8 (Federal)

Provides direct rental assistance to very low-income families. Managed by the Roseville Housing Authority, this federally sponsored program distributes rental payments directly to the property owner. The Roseville Housing Authority currently has 562 Section 8 vouchers and certificates. The Section 8 program is promoted on the City's website. (Policies 1, 2, 5, and 12)
- Single Family Housing Bond Programs/Mortgage Revenue Bonds (State)
 - Cal Rural Gold is funded through issuance of taxable mortgage backed securities with continued funding based on the State allocation process. The City began offering the program in 2000 in order to assist middle and low-income first time homebuyers purchase homes. The City has assigned its single family bond allocation to the California Rural Home Finance Mortgage Authority (CRHMFA) to apply for funding for jurisdictions in Placer County for program years 2001 and 2002. The program provides reduced interest rate home loans to assist low and middle-income first time homebuyers. The City anticipates it can assist approximately 60 low-income households during the 5-year program period.
 - Mortgage Credit Certificate Program (MCC) is a federally funded, state administered program. The City began offering the program in 1989 in

order to assist middle and low-income first time homebuyers purchase homes. Roseville's MCC allocation is shared with other jurisdictions in Placer County. The City, between 1989 and 2000, has consistently applied for Mortgage Credit Certificates on behalf of Placer County with a fair share allocation of approximately \$1.3 million per year. The program is promoted on the City's website. The mortgage lender, on behalf of the homebuyer, prepares program applications. (*Policies 1 and 2*)

3. Local Programs (Available)

The City shall pursue and continue to participate in the following local finance programs:

Redevelopment Low and Moderate Income Housing Funds are redevelopment tax increment revenue funds used for a variety of activities benefiting low and moderate-income households. The Low and Moderate Income Housing Fund provides assistance, in the form of gap financing, to developers of affordable housing when bonds and tax credit financing assistance is not sufficient. The Low and Moderate Income Housing Funds are also used in conjunction with the HOME Program to provide match funds for the Housing Rehabilitation Program and the First Time Home Buyers Program. All programs are promoted either by way of the City's Government Access Channel 11, or City's website, or through the use of brochures. Table X-6 provides data on projected funding, programs, and quantified objectives for the 5-year planning period. (*Policy 1, 2, 6, and 11*)

4. Second Unit Ordinance (Current Ordinance)

A second dwelling unit shall be as defined by Government Code Section 65852.2 and shall mean an attached or detached residential dwelling unit which provides complete independent living facilities for one (1) or more persons. It

shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the family dwelling is situated. It also includes an efficiency unit and a manufactured home as defined in the Health and Safety Code. (Ord. 3270 (7), 1998, Ord. 3088 (11) 1997, and Ord. 3014 (part) 1996.)

The floor area of the second dwelling unit for an attached unit shall not exceed 30 percent of the existing dwelling's living area. The floor area of a detached unit shall not exceed 1,200 square feet. Fees associated with the development of the second units are the same as those for new single family units. The Approving Authority shall approve an Administrative Permit for a second dwelling unit if it finds that the second dwelling unit is compatible with the neighborhood, complies with all the provisions of chapter 19.60, and will not adversely affect public health, safety or welfare. Since the adoption of the City's Second Unit Ordinance no unit second units have been constructed, however the City will continue to support and promote the development of second units over the 5-year program period. The City currently promotes the development of second units on the City's website. Fees associated with the construction of second units may act as a constraint to the development of second units. The City's Streamline Permit Processing Program expedites the processing of permits. (*Policies 1, 2, and 9*)

5. Condominium Conversion Ordinance (Current Ordinance)

In May of 1989, the Roseville City Council adopted a Condominium Conversion Ordinance. The City shall continue to enforce its Condominium Conversion Ordinance to define those conditions under which the conversion of rental units to condominiums would be permitted; the City will prohibit the conversion of rental units to condominiums unless the City's rental vacancy rate is greater than 5% and will not be permitted for a period of seven

years after the issuance of an occupancy permit. The Condominium Conversion Ordinance will preserve an estimated 50 multi-family rental units, over the 5 year program period. As of this date, no condominium conversions have occurred in the City.

If rental units are approved for conversion to condominiums, and if any tenants are displaced, the applicant shall, as a condition of approval, be required to implement a Tenant Relocation Assistance Plan as outlined in *Section 19.58.070 of the City's Municipal Code*. In order to reduce the number of tenants being displaced, the applicant shall consider providing incentives that would aid tenant in becoming owner/shareholders in the converted project. Any incentives, including terms and conditions, shall be documented and filed with the application to convert. Incentives may include, but are not limited to, low-interest loans, reduced prices, or other similar items approved by the Commission. (Ord. 3014 (part), 1996.) If rental units are approved for conversion to condominiums, and the rental project has an affordable housing agreement, the owner of the property would be required to provide the same number of affordable condominium units at the same affordability levels as those rental units being converted. (*Policies 1, 2, and 11*)

6. Streamline Project Processing (Annual Review)

To expedite project facilitation and provide internal support to project applicants the City established the Project Processing Manager position within the Community Development Department in 1999. The Project Processing Manager acts as a liaison between project applicants, development community, Chamber of Commerce, and City staff to continually assess the City's existing project processing system and identify short-term and long-term areas for improvement of the plan check process.

Currently, tentative maps take approximately 3-4 months, final maps take approximately 3 months, plan checks approximately 4 months, preliminary list of master plan models approximately 3 to 4 weeks and 3 weeks for pre-mastered permits (for plot plans). (*Policies 1 and 2*)

7. Review of Subdivision Improvement Standards and Zoning Ordinances (Reviews as stated below)

The City's intent is to ensure current standards represent the best means to achieve housing and other City objectives. The City, through the Public Works and Planning Departments, shall continue to review and modify Subdivision Improvement Standards on an annual basis. The City's last comprehensive evaluations of the Zoning Ordinance occurred in 1996 and 1998 with modifications/updates added as needed. Evaluation to the Zoning Ordinance occurs approximately every 2-5 years, with the next evaluation projected sometime between 2003 and 2005.

Properly developed and updated standards can help reduce the costs of development while balancing basic environmental, health, safety and welfare needs. For example, because the cost of land is a major factor in the overall cost of housing development, reducing allowable lot sizes can contribute substantially to a reduction in total housing costs (e.g., lower per unit land and infrastructure improvement costs due to higher densities). (*Policies 1 and 2*)

8. Specific Plan Areas (SPA) (Adopted)

The City shall ensure that specific plans are consistent with the goals and policies of the General Plan. The primary purpose of the Specific Plan Areas is to guide the urbanization of land use in a mix of residential neighborhoods, schools, parks, open spaces, supporting retail and public facilities, office uses, and an affordable housing component. The SPAs are the

first step in implementing programs such as the 10% Affordable Housing Goal.

Within each SPA, specific parcels are subject to certain affordable housing requirements. Agreements between the City and developers may include mixed-use development, wherever applicable, to help achieve the 10% affordable housing goal.

Specific plans identify programs to meet the 10% Affordable Housing Goal. The type of units, income ranges, and parcel by parcel obligations are specified. Strategies, including City and landowner obligations, funding, and subsidies are described. A provision for the payment of in-lieu fees for affordable housing may be included, if appropriate. Development agreements shall be utilized to secure implementation of the Affordable Housing Program. Projected subsidies and quantified objectives are outlined in Table X-6 of this element. Further information on the City's SPAs is discussed under the 10% Affordable Housing Goal in the Affordable Housing section of this element. (*Policies 1, 2, 3, and 10*)

9. Development Agreements (*Annual Monitoring*)

The City shall require affordable housing development agreements for all housing projects subject to affordability requirements. Such agreements shall stipulate: 1) the number of affordable units to be constructed; 2) The unit sales or rental price; 3) the income group to whom the units will be affordable; and 4) the length of time the units will remain affordable.

Maximum rents and purchase prices will be determined based on unit size and occupancy levels as follows:

Unit Size/Household Size

- 1 Bedroom/1.5 persons per household
- 2 Bedroom/3.0 persons per household
- 3 Bedroom/4.5 persons per household
- 4 Bedroom/6.0 persons per household

If adequate subsidies are not available to assist in achieving the 10% affordable housing goal, the goal may be deferred to a future date agreed upon by the property owner and the City. Deferring the goal will give the City an opportunity to assemble the necessary financing.

The City shall, on an annual basis, review all development agreements for compliance with affordability provisions. Any property owner who fails to comply with the requirements of a development agreement may be found by the City Council to be in default of the agreement. (*Policies 1, 2, 3, 7, 8, 9, and 10*)

10. In-Lieu Fees (*Available Development Funding Mechanism*)

The City prefers affordable housing be developed as specified under the 10% Affordable Housing Goal within each of the specific plan areas. The collection of in-lieu fees presents a challenge to the City, which is expected to reach development capacity within the next 5 years, the City does not own or have the necessary control over the use of the remaining land to ensure in-lieu fees are utilized to develop affordable housing. Therefore, the City has not established a formal in-lieu fee program and does not anticipate establishing a formal program in the future, but encourages the development of affordable housing. In-lieu fees are considered on a case by case basis. In all cases where in-lieu fees are considered as an alternative to producing affordable units, the Economic and Community Services Department staff will review the projects based on: 1) a good faith effort by the owner to secure and utilize all available subsidies; 2) the type of project and its ability to absorb the affordable units; 3) ability to use the in-lieu fees within the same specific plan or infill areas. Development agreements shall be utilized to secure implementation of the affordable housing program.

11. Article 34 Referendum (*Enacted by Statute*)

The referendum requires that voter approval must be obtained before any public entity undertakes programs to own, manage, or finance housing where more than 49% of the units are reserved for low-income affordable housing. If during the implementation of the City's affordable housing programs, it becomes apparent that direct City involvement is required to successfully complete a project, it shall place an Article 34 Referendum on the next scheduled ballot for voter approval. (*Policies 1 and 2*)

12. Monitoring Programs (*Annual Monitoring*)

The City of Roseville shall continue its monitoring programs, as described in greater detail in the Monitoring Programs Component of the element, which provides the City with mechanisms by which housing needs can be periodically assessed. (*Policy 4*)

13. Public/Private Partnerships (*Roseville Specific Plan Process*)

The provision of affordable housing is a societal goal, one that should be achieved through the efforts of the entire community. Within each of the adopted Specific Plans the City has included a provision for the public/private partnership, between developers of housing and the City, to achieve the 10% Affordable Housing Goal. Roseville has identified the following specific roles in this partnership to provide affordable housing:

City of Roseville – The City shall continue with an aggressive affordable housing program designed to maximize potential funds available through existing state, federal and local programs. Developers for each of the designated affordable housing parcels are required to provide affordable housing pursuant to the terms of the Specific Plan Development Agreement. Prior to building permits being issued,

developers are required to enter into an Affordable Housing Development Agreement. Roseville will work with all property owners by assisting developers in acquiring appropriate and available subsidies to construct affordable housing in the designated areas. If adequate subsidies are unavailable, the 10% goal may be deferred to a latter phase of the project to allow time to assemble the necessary financing.

Development Community – Developers for each of the designated affordable housing parcels are required to provide affordable housing pursuant to the terms of the Specific Plan Development Agreement.

14. Non-Residential Construction Fee (*Proposed*)

The City shall consider the establishment of a non-residential construction fee program, which would levy a fee on non-residential construction to assist in the development and retention of affordable housing. The rationale behind this fee is that new employment is a factor in the need for additional housing. The City expects to review the establishment of a non-residential construction fee by 2004-2005, at which time the City will determine the specifics of the program. (*Policy 7*)

15. Government Code 65852.2 (*Enacted by Statute*)

The City includes information on the use of manufactured units as a means of providing affordable housing within Roseville in accordance with GC 65852.2 on the City's website. In the past developers have elected to construct permanent housing vs. manufactured housing on the land they have acquired. The City recognizes it has no control over the development community and therefore does not

expect any manufactured units to be constructed over the 5-year period of the Housing Element. (Policy 9)

16. Reasonable Accommodation Program (Pending)

The City is in the process of amending its current zoning ordinance to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building

laws, rules, policies, practices and/or procedures of the City. The amendment should be adopted by the City Council by July 2003. An analysis of zoning/land use, permit and processing procedures, and building codes are included in the governmental constraint section of this element, along with information on the development, maintenance, and improvement of housing for persons with disabilities. (Policy 12)

SPECIAL HOUSING NEEDS

A. SETTINGS

In accordance with Section 65583 (a) (6) of the Government Code, this section of the Housing Element evaluates the special housing needs and needs for supportive housing services, over the next five years, within the City of Roseville. Special housing needs include handicapped, elderly, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter. Housing data included in this section is based on 1990 U.S. Census and local area agencies. The average household growth rate in Roseville according to California Department of Finance figures has been used to adjust the 1990 Census and agency data for a more accurate indication of the HUD-defined subpopulations.

PERSONS WITH SEVERE MENTAL ILLNESS

The Placer County Mental Health Department estimates there are about 470 clients in Roseville needing special housing arrangements because of their disability(s) and low income status. About 425 of these persons receive Social Security Insurance. The Department indicated a need for Section 8 rental assistance for these clients and a desire to see mentally ill persons receive higher priority for housing assistance. The Department also indicated many mentally ill clients need shared housing in order to live within the community. However, two individuals each receiving SSI results in a household income too high to qualify for Section 8 rental assistance.

The City will continue to apply for Mainstream Rental Vouchers, which target Section 8 assistance to the disabled; however, the City has been unsuccessful in obtaining Mainstream Voucher funding to date.

The projected supportive housing needs of person with severe mental illness are as follows:

Year	Projected Number of Persons
2002	523
2003	553
2004	584
2005	617
2006	651
2007	687

Source: 1990 Census Data

DEVELOPMENTALLY DISABLED

In 1999, the Alta Regional Center reported there were 300 developmentally disabled persons living in special housing arrangements in the City of Roseville. Three hundred fifty persons are estimated to be living in special housing arrangements at the present time. Many of these persons are currently living in-group homes, but there is a growing need to provide independent living arrangements for the developmentally disabled whenever possible. The Alta Regional Center described a need for more Section 8 assistance. The current waiting time for Section 8 assistance is two years throughout the Regional Center's area of service, which includes Sutter, Yuba, Colusa, El Dorado, Nevada and Sierra counties.

The City will continue to apply for Mainstream Rental Vouchers, which target Section 8 assistance to the disabled; however, the City has been unsuccessful in obtaining Mainstream Voucher funding to date.

As of 1999, the Alta Regional Center had 48 clients who were interested in special housing arrangements in the City of Roseville. The total projected supportive housing needs of developmentally disabled persons are as follows:

Year	Projected Number of Persons
2002	335
2003	351
2004	371
2005	392
2006	414
2007	437

Source: 1990 Census Data

PHYSICALLY DISABLED

Based on extrapolations from the 1990 U.S. Census, there are an estimated 2,419 persons age 16 and older with physical disabilities in the City of Roseville. The needs of the physically disabled include housing with accessibility improvements and supportive housing services. There are waiting lists for units at subsidized housing complexes in the City as well as for Section 8 rental assistance. As a result of the 1988 Federal Fair Housing Law, newly constructed multi-family units are built to accommodate the physically disabled population in the community.

The City will continue to apply for Mainstream Rental Vouchers, which target Section 8 assistance to the disabled; however, the City has been unsuccessful in obtaining Mainstream Voucher funding to date.

The projected supportive housing needs of the physically disabled are as follows:

Year	Projected Number of Persons
2002	2555
2003	2698
2004	2849
2005	3008
2006	3173
2007	3348

Source: 1990 Census Data

PERSONS WITH AIDS AND RELATED DISEASES

In 2000 the Sierra Foothill Aids Foundation's Housing for Persons with Aids (HOPWA) Report to HUD cited 30 clients with Aids in Roseville in need of supportive housing. All 30 Aids clients were housed under HUD's Housing of Persons with AIDS Program. Also, The Sierra Foothill Aids Foundation was able to meet the 30 Aids client's medical and nutritional needs. According to the Sierra Foothill Aids Foundation, a conservative growth rate of Aids in Roseville is projected at approximately 10 persons per year. The Foundation's current unmet need of zero may be subject to change over the next 5 years.

Approximately 23 of the 30 clients with Aids in Roseville had a household income of less than One Thousand Dollars (\$1000) per month.

FEMALE HEAD OF HOUSEHOLD

Assistance for female heads of households is available through the Section 8 Program for rental assistance and the First Time Homebuyers Down Payment Assistance Program for purchase assistance. The First Time Home Buyers Down Payment Assistance Program allows displaced homemakers to qualify as first time homebuyers.

The projected supportive need for female head of households are as follows:

Year	Projected Number of Households
2002	3,441
2003	3,622
2004	3,812
2005	4,012
2006	4,223
2007	4,445

Source: 1990 Census Data

BATTERED WOMEN AND CHILDREN

The Placer Women's Center reported assisting 1,952 individuals for all of Placer County in 1999. Emergency shelter beds for battered women and children are available through Peace for Families/Auburn Placer Women's Center. In December 2001, HUD notified the City the 2001 funding application for Continuum of Care was awarded to PEACE for families for the rental assistance program in the amount of \$212,298.

The projected supportive needs of battered women and their children are as follows:

Year	Projected Number of Persons
2002	2164
2003	2294
2004	2420
2005	2553
2006	2693
2007	2841

Source: 1990 Census Data

ELDERLY

A high percentage of elderly households, especially in the extremely low and very low-income categories, have housing repair problems and housing expenses in excess of 30 percent and even 50 percent of their incomes. Most, if not all, are in need of some type of

housing assistance due to their low-income and/or fixed income status.

A needs survey conducted by the Area 4 Agency on Aging (A4AA) in 1995-1996 also indicated housing needs of persons 60 years of age and older in Roseville. The A4AA survey was used by the agency in the development of a four-year area plan. The survey required seniors to indicate, from a list of 24 items, problems that interfere with their ability to remain independent. One priority need identified was home repairs for senior residents.

The projected supportive needs of the elderly are as follows:

Year	Elderly Renters	Elderly Homeowners
2002	1237	3138
2003	1306	3314
2004	1379	3499
2005	1456	3695
2006	1543	3917
2007	1636	4152

Source: 1990 Census Data

LARGE FAMILIES

There are a number of large family households having housing repair problems and housing expenses in excess of 30 percent and even 50 percent of their incomes. In fact, 100 percent of large family households in the extremely low and very low-income categories have housing problems. In addition, overcrowding experienced by large family households is much more severe than that experienced by all other HUD-defined subpopulations.

Most, if not all, of large family households are in need of some type of housing assistance because of their family sizes and their low-income status.

The City continues to encourage private developers to provide housing for larger families through the use of Low Income Housing Tax Credits and Tax Exempt Bond Programs. Since 1992 the City has entered into Affordable Housing Agreements to provide 271 three bedroom and 48 four bedroom multifamily rental housing units. In an effort to alleviate overcrowding, the City's Housing Rehabilitation Program permits room additions to owner occupied low-income households.

The projected supportive housing needs of large family renters and homeowners are as follows:

Year	Large Family Renters	Large Family Homeowners
2002	669	4453
2003	707	4702
2004	746	4965
2005	788	5243
2006	835	5578
2007	885	5913

Source: 1990 Census Data

HOMELESS AND OTHER PERSONS IN NEED OF EMERGENCY SHELTER

The homeless population is comprised of subgroups which include:

- The economic homeless who lack financial resources to pay rent.
- The situational homeless who have suffered economic or personal trauma and find themselves in personal disorganization. Some of who are in transitional housing and domestic violence programs, which are at risk of displacement due to lack of bed availability.
- The chronic homeless who are unable to care for themselves due to chronic illness, disability, or debilitation substance abuse.

A countywide point-in-time homeless and special needs survey was conducted as part of the Continuum of Care process in March 2000. The survey was mailed to over 400 agencies and individuals using mailing lists provided by The Placer Greater Collaborative, BEST STEP Housing Collaborative, Economic & Community Services Department, and the Placer Caring Connection (churches). In addition, surveys were sent to all City Councils, City Managers, law enforcement agencies, schools and hospital emergency rooms in Placer County. Responses were received from over 40 agencies and individuals. The resulting data was unable to determine the specific location of the homeless population within the County.

Placer County, its municipal jurisdictions, and social service providers recently hired a professional consultant to assess the needs of

homeless in the region, and to provide a more accurate accounting of homeless persons within our County. As a result of public comment received at the Housing Element Workshop on September 9, 2002, participants suggested that in the absence of a gap analysis from the Placer County 2002 Homeless Census the City add to its Housing Element the Executive Summary of the survey as Appendix 3-F to represent the minimum number of homeless persons in the survey area.

FARMWORKERS

The City of Roseville does not contain any farmlands or other agricultural activities generating primary income. However, because of its proximity to agricultural lands, there is an identified farmworker population in the City. The 1990 Census, most recent Census data, shows that 208 Roseville residents were either farmworker or in farm-related occupations.

Neither Placer County Agricultural Commissioner's Office, State of California Farm Labor Division, nor Employment Development Department Labor Market Information Division keep statistics on the migrant farmworker population. The California Human Development Corporation indicated, however, that Roseville has no migrant labor population. Because there is no manual labor crop harvesting in Roseville that utilizes migrant workers, the City has no plans for providing temporary labor camps to house migrant workers.

B. OUTLOOK

In the future, the City would be interested in collaborating with the six county Sacramento Area Council of Governments on a regional approach to develop region wide standards in funding mechanisms for the development, rehabilitation, and conservation of affordable housing.

With the policies to provide affordable housing within Roseville, the City will strive to meet the special needs of its elderly, disabled, farmworkers, large families and female heads of household. Implementation of available programs, the 10% affordable housing goal, and active participation by the business and development communities, will help to ensure that the special housing needs of these groups

are met through the provision of affordable housing.

The City is in the process of amending its current zoning ordinance to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City. The amendment should be adopted by the City Council by July 2003. An analysis of zoning/land use, permit and processing procedures, and building codes are included in the governmental constraint section of this element, along with information on the development, maintenance, and improvement of housing for persons with disabilities.

In an effort to increase accessibility, the Economic and Community Services Department has utilized Community Development Block Grant funds to construct curb cuts. As of this writing approximately 95% of the curb cuts have been completed. Other activities involving Community Development Block Grant funds include handicap accessible restrooms and playground equipment at Royer Park and pool lifts at Oakmont and Johnson pools.

The City will continue to assist the local homeless population and those about to become homeless through the City's year round homeless voucher program to pay past due rent, security deposits, first months rent, past due utility bills, and emergency motel vouchers. Also the City will continue to assist local transitional shelter facilities and programs, and provision of Section 8 program vouchers to successful graduates of the Home Start transitional shelter facility. Economic and Community Services Department staff will continue to have an active role in the preparation of the Continuum of Care and in collaborative efforts of the Placer Consortium for Homelessness and Affordable Housing.

In an effort for Placer County, its municipal jurisdictions, and social service providers to assess the needs of homeless in our region and obtain an accurate accounting of homeless persons within our county the Placer Consortium for Homelessness and Affordable Housing hired a professional consultant in 2002. The survey results may benefit future applications for funding and allow agencies to properly document the actual needs within the

community. Prior to the 2002 survey, the last homeless "count" was undertaken and based on a day in time survey in March 2000, which lacked the proper non-duplicate count and actual census survey of homeless in our area.

The 2002 professional homeless survey work plan included the following:

1. Development of the census questionnaire
2. Mapping of the County and logistical planning of enumeration
3. Recruitment and training of enumeration personnel
4. Actual census and enumeration
5. Entry of enumeration data into a relational data base
6. Analysis of data and preparation of report
7. Distribution of draft report and development of services recommendations
8. Release of report and presentations (to Board of Supervisors and City Councils)

Roseville Home Start Incorporated is the only non-profit transitional housing corporation in Placer County serving homeless families with children. Home Start provides living accommodations, parenting classes, on-site counseling, mentoring, education and case management services to families who are coming out of homelessness and who are striving to find stable and productive lives. On December 14, 2001, Home Start purchased the property they formerly leased, therefore allowing

the non-profit agency to utilize approximately \$5,000 a month it used as lease payments to use for other programs and/or improvements. Currently the City's Housing Authority has 37 Section 8 program vouchers allocated for Home Start successful graduates.

Lazarous-Project, Incorporated is a new Placer County based multi-service organization providing transitional housing and supportive services to homeless families and individuals. The Roseville Citizen's Benefit Fund recently assisted Lazarous with a \$1,500 grant.

Placer Women's Center provides emergency shelter services to Roseville women and children who require assistance and sanctuary from an abusive environment. In December 2001, HUD notified the City of Roseville that the 2001 funding application for Continuum of Care was awarded to PEACE for families for the rental assistance program in the amount of \$212,298. This is the first time Continuum of Care funding has been granted in Placer County.

St. Vincent De Paul Society provides temporary emergency shelter vouchers, hot meals, and operates a thrift store and food locker in Roseville. The Roseville Citizen's Benefit Trust fund has assisted St. Vincent De Paul Society with grants totaling \$67,000 over the past 4 years.

C. GOALS AND POLICIES

GOALS: SPECIAL HOUSING NEEDS

- Goal 1* Ensure the availability of adequate housing opportunities for the elderly, physically and developmentally disabled, large families, and female heads of households.
- Goal 2* Participate in local and regional efforts to provide a network of facilities and resources to aid the special needs population.
-

Policies:	Special Housing Needs	Implementation Measures/Programs
1.	Special housing needs shall be met through direct rental subsidies and below-market construction financing.	-State and Federal Programs
2.	Continue the City's housing rehabilitation loan and grant programs to assist low-income elderly and disabled households.	-State and Federal Programs -Local Programs
3.	Encourage construction of 3+ bedroom units in multi-family rental complexes to help meet the housing needs of low-income large families.	-State and Federal Programs
4.	The City will actively facilitate construction rental units that include day care facilities, which are affordable to very low and low-income single female heads of households.	-State and Federal Programs -Local Programs -Redevelopment Low/Mod Fund
5.	The City will work in conjunction with other Placer County jurisdictions toward programs which will provides shelter for special needs population without housing.	-Local Programs -Regional Housing Programs

D. IMPLEMENTATION MEASURES/PROGRAMS

Implementation Measures in the Affordable Housing Section of this element. (Policies 2, 4)

1. State and Federal Programs (Annual Applications)

Table X-6 provides data on programs, projected funding, quantified objectives, and timeline for each of the following state and federal programs.

The City shall pursue and continue to participate in the following State and Federal programs:

- **Section 8 (Federal)**
The Section 8 Program is outlined under Implementation Measures in the Affordable Housing Section of this element. (Policies 1, 2, 3, and 4)
- **Section 202 (Federal)**
Provides long-term direct loans to private, non-profit sponsors to finance new construction for elderly and handicapped targeted income group members. The City remains supportive of non-profit housing corporations interested in Section 202 and recently received an inquiry into a Section 202 Project for the development of a 59-unit complex. (Policy 2)
- **Home Investment Partnership Program HOME (State)**
The Economic and Community Services Department operates the City's Rehabilitation Program and First Time Home Buyers Down Payment Program to provide assistance to low-income households in the form of rehabilitation activities and down payment assistance, using State Department of Housing and Community Development HOME funds. The City promotes these programs on the City's website. (Policies 1, 2, 3, 4)
- **Community Development Block Grant (Federal)**
The Community Development Block Grant Programs are outlined under

2. Local Programs (Available)

Table X-6 provides data on programs, projected funding, quantified objectives, and timeline for each of the following local programs.

The City shall pursue and continue to participate in the following local finance programs:

- **Homeless Voucher Program**
Roseville General Fund assists Roseville's homeless or those in risk of becoming homeless with financial assistance for payment of past due rent, security deposits and first months rent, past due utility bill, and emergency motel vouchers. The Salvation Army administers the program and matches these funds dollar for dollar. The program estimates it will assist approximately 75 households during the 5-year program period. The program is promoted in the form of referrals from local non-profit organizations and/or advocates for the homeless. (Policy 5)
- **Citizen's Benefit Fund**
The Citizens' Benefit Fund utilizes interest payments on funds received from the sale of the City-owned Roseville Community Hospital to Sutter Health. The Grants Advisory Commission reviews grant applications for expenditures and makes grant recommendations on an annual basis to improve the quality of life for the residents of the City of Roseville. A portion of the Citizen's Benefit Fund annual award assists local non-profit organizations to help low-income households and homeless individuals with transitional shelter program supportive services, medical supplies, new clothing for children, baby food and supplies, fresh meats and vegetables. To date the Citizens Benefit Fund has granted approximately \$500,000 to local non-profit agencies. (Policies 2, 4, and 5)

- Reverse Annuity Mortgages
The City will provide information and referral services to homeowners interested in Reverse Annuity Mortgages. While the City will not be an active participant or promote the program, the City can refer interested persons to lenders offering the program. (Policy 2)

3. Regional Housing Programs (Daily Operations)

The City's Economic and Community Services Department shall continue to participate in the Placer Consortium on Homelessness and Affordable Housing and local and regional service providers to establish and promote a network of facilities and resources to assist the homeless population and special needs population as funding becomes available. The City will continue to participate on an annual basis in the preparation of the Continuum of Care in hopes of procuring McKinney Act Funds for homeless activities.

To facilitate and encourage the development of temporary resident and emergency shelters, the City has adopted a Temporary Resident Shelter Ordinance (19.38.020) to provide clear and unambiguous standards of the steps in the application review process for approval (criteria) and terms and conditions. The City's Planning Department has developed a map (Figure X-1), which is kept on file at the Economic and Community Services and Planning Departments, to help identify zoning districts to aid in the identification of sites for temporary resident and emergency shelters. The locations on the map meet criteria where such a facility would be less likely to be in conflict with existing surrounding uses, consequently helping to eliminate the NIMBY factor. Sites identified on the Temporary Resident Shelter map are close to public services and facilities, are served by local public transportation and are easily accessible from areas

where homeless persons congregate. The City recognizes it has no control over the specific sites identified on Temporary Resident Shelter map.

The City and the Roseville Salvation Army shall continue to administer the year round Roseville Homeless Voucher Program to assist Roseville residents who are homeless or about to become homeless. The City's Homeless Voucher Program is the City's primary method of providing emergency shelter to homeless individuals and families in the form of motel vouchers.

Local non-profit organizations may continue to apply for grants from the Citizen's Benefit Trust Fund to finance programs to assist the homeless population and special needs population. The Citizen's Benefit Trust Fund is promoted in the Press Tribune and The Sacramento Bee, on local Government Access Channel 11, and on the City's website. (Policy 5)

- ### 4. Redevelopment Low/Mod Fund (Annual Tax Increment Funds)
- Redevelopment Low and Moderate Income Housing Fund are redevelopment tax increment revenue funds used for a variety of activities benefiting low and moderate-income households. The Low and Moderate Income Housing Fund provides assistance, in the form of gap financing, to developers of affordable housing when bonds and tax credit financing assistance is not sufficient. The Low and Moderate Income Housing Funds are also used in conjunction with the HOME Program to provide match funds for the Housing Rehabilitation Program and the First Time Home Buyers Program. All programs are promoted either by way of the City's Government Access Channel 11, or City's website, or through the use of brochures. Table X-6 provides data on projected funding, programs, and quantified objectives for the 5-year planning period. (Policy 4)

RESIDENTIAL LAND INVENTORY

A. SETTING

In view of the rapidly decreasing inventory of vacant land within the City, Roseville anticipates reaching residential build out capacity by the end of the 5-year planning period of the Housing Element. Beginning in 1998, the City has employed three professional consulting firms to perform long-range projection studies to provide the City with an overview of land use absorption trends for use in reviewing land use policy options. According to the *MuniFinancial 2020 Development Projections Report for the City of Roseville* dated February 2001, over 3,000 residential units have been added to the City's build out capacity since the last citywide long-range projection study in 1998.

It is feasible that limited land supply and continuing rapid growth will result in residential capacity by approximately 2007 or soon thereafter. The City is anticipating receiving increased proposals for rezones and annexations to its land supply in the near future.

The City continually strives to make the best land use decisions and policies to utilize what limited land remains in the greatest possible way. To ensure efficient use of and existence of facilities, services and infrastructure, all Specific Plan Areas (SPA) within the City include residential densities, affordable housing goals, traffic circulation systems (including provisions for public transit), adequate infrastructure and capacity for water and wastewater facilities, utilities, drainage and flood control, and all other essential public facilities. Mello-Roos financing contributes a substantial amount of funding for development in the City's newer SPA.

The 10% AHG has been calculated for each Specific Plan Area (SPA) based on the total residential units allocated to each Specific Plan Area. The type of units, income ranges, and parcel by parcel obligations are specified for each SPA. Developers for each of the designated affordable housing parcels are required to provide affordable housing pursuant to the terms of the Specific Plan Development Agreement. Prior to building permits being issued, developers are required to enter into affordable housing development agreements with the City. At this time Economic and

Community Development staff actively assists developers in acquiring appropriate and available subsidies for the construction of affordable housing.

For the purpose of the Housing Element, residential land uses (R-1 Single Family Residential, RS Residential Small Lot, R-2 Residential Two-Family, R-3 Attached Residential, RMU Mixed Use Residential) were aggregated into five categories based on their allowable densities. Land use categories are expressed in terms of units per acre and are shown on Table X-7 (Residential Land Inventory Component). Undeveloped dwelling units consist of units which are approved, but not yet constructed with potential dwelling units based on total acreage and allowable densities.

As for comparison of the General Plan land use designations to zoning, the low, medium and high-density residential land use categories are based on the number of dwelling units per gross developable acre. A gross developable acre is defined as the land remaining after overhead power lines and the easements, roadways and other infrastructure, areas within the designated 100-year floodplain, and any lands not designated for residential uses are subtracted.

Based on past experience in assisting profit and non-profit developers produce market rate and assisted housing affordable to low-income households, the City considers land use with higher residential density parcels as representing the best opportunity for the production of housing affordable to low-income households.

B. OUTLOOK

Recent experience shows that multifamily projects are developed at maximum capacity. Of the five multi-family projects developed between 2000 and 2002 all but one project developed at the maximum number of units allocated to the parcel, resulting in an average development of 97% of allowable capacity. Given the recent trend to design 3-story multi-family projects it is anticipated the development densities will increase rather than decrease.

It is likely that a large percentage of the very low and low-income households will reside in land use designations with densities of 13.9 per acre and greater, shown in Table X-8. With the exception of senior citizens housing projects, the City currently has not allocated densities greater than 25 units per acre; however actual multi-family densities may be as much as 25% higher than those listed in Table X-8, depending upon the extent of density bonus activity. In order to determine the extent to which residential projects are being built to the capacities allowed by existing land use designations, the total number of possible residential units (which could be built in accordance with existing land use designations) is compared to the actual number of units built.

As a result of Roseville's Affordable Housing Goal, units affordable to low income households have been produced on parcels with densities much lower than 20 units per acre. For example, with the use of private developer financing, parcels WN-4 and WN-5 in the North Roseville Specific Plan, medium density residential (MDR) parcels with densities of less than 9 units per acre included an affordable housing goal of 43 units combined and resulted in half-plex developments on corner lots. The half-plexes were priced affordable to low-income households using private financing. In addition, tax credits utilized on parcel 91 in the Northwest Plan Area allowed units to be developed at 15 units per acre. The total project resulted in 80 rental units of which 32 are affordable to low-income households (60% of median) and the remainder affordable to households of moderate-income households (80% to 120% of median). These projects demonstrate, with an effective affordable housing program, affordable units can be developed on densities less than 20 units per acre.

A recent survey, by the City's Community Development Department, analyzes the actual densities of recent single and multi-family residential developments compared to their zoned densities and found residential projects are being built to 96% of allowable capacity.

Over the 5-year period of the Housing Element the City's land use designations should produce 8,420 new housing units, 47% or 3,997 multi-family units and 53% or 4,423 single family units. In addition, another 5,919 multi-family community care facility units may be constructed

on undeveloped commercial or business zoned parcels. These community care facility units are principally permitted in neighborhood, community, and general commercial areas as well as the central business district, commercial mixed use, and historic district. Community care facility care units meet the U.S. Census definition of a housing unit. Residents of community care facilities are self sufficient and all units are efficiency units with separate kitchens and baths where residents have the option of eating in a communal dining room. Multi-family housing units may be developed in commercial zoning districts designated as neighborhood and community commercial as well as the central business and historic districts with a conditional use permit and principally permitted in commercial mixed use zoning. Single and two-family housing units may be development in commercial zoning districts designated as neighborhood, community, general and highway commercial and in the central business and historic districts with a conditional use permit and principally permitted in commercial mixed use zoning. As demonstrated in Table X-9, A through K, the City's current land use designations for zoning and densities should secure sufficient land to accommodate the new construction need of multi-family units in total over the 5-year period of the Housing Element.

Community Care Facilities are defines in the City's Zoning Ordinance Section 19.08.09 and include any facility serving as a residence where non-medical care is provided on a twenty four (24) hour basis with central or private kitchen, dining, recreational and other facilities.

To determine if the City has an appropriate mix of zoning to meet its share of the regional housing needs allocation by income group, Economic and Community Services and Planning Department staff analyzed land use designations and the potential affordability of new single family and multi-family housing units. Staff have determined given current low interest (6.7% fixed rate over 30 years) rates and the availability of affordable purchase housing, at market rate and through the City's Affordable Housing Programs, moderate and some middle-income households should be able to afford to purchase a new single family home in Roseville. Middle-income households should be able to afford new rental multi-family housing. Of the above 3,997 new multi-family rental units to be

constructed, 911 will be made affordable through Affordable Housing Development Agreements for low and very-low income households. The remainder of low and very-low income households will require additional subsidies.

Small Community Care Facility units are currently allowed in all residential zoned property when the facility is occupied by individual family groups or a household of six or

fewer unrelated individuals in a group home setting. Current City ordinances and state law permits transitional housing and group homes as described above without any additional review or approval process. Large Community Care Facilities occupied by individual family groups or households of six or more unrelated individuals and Temporary Residential Shelter units require additional review or approval processes as outlined in Appendix 3-D-1.

TABLE X-7

**RESIDENTIAL LAND USE DENSITIES FOR
UNDEVELOPED DWELLING UNITS 2002-2007**

Land Use Category	Density	Vacant Acres	Dwelling Units Undeveloped/Potential
1	<R5.1	905.4	3,607
2	R5.2-5.9	48.5	245
3	R6.0-7.0	38	241
4	R7.1-9.99	39.08	330
5	R>13.9	219.41	3,997
Total		1250.39	*8,420

* Roseville's Residential Development Capacity.

Source: Roseville Planning Department, Economic and Community Services Department, September 30, 2001.

TABLE X-8

**MULTI-FAMILY RESIDENTIAL/COMMERCIAL LAND USE
WITH DENSITIES**

Density	Acres	Dwelling Units Undeveloped/Potential
Residential:		
<R14	71.95	958
R-17-19	48.43	858
R-20-21	80.51	1,606
R-22-25	5.1	126
R-25.1 +	16.12	452
Commercial:		
R-22-25	247.40	5,919
TOTAL	469.51	9,919

Source: Roseville Planning Department, Economic and Community Services Department, September 30, 2001.

LAND INVENTORY 2002-2007
(UNDEVELOPED PARCELS)

TABLE X-9, A THROUGH K

A. Stoneridge Specific Plan Area

Parcel Number	Realistic Development Capacity U/A	Affordable Units	Total Multi-family Units	Total Multi-family Acres	Total Single Family Units	Total Single Family Acres	Public Facilities/ Services/ Capacity
21	27.7	156	150	5.4			Y
23	21.9	63	360	14.4			Y
40	20.0	0	230	12.7			Y
17	2.5				39	19.1	Y
22	3.4				99	29.5	Y
27	4.7				86	18.3	Y
28	4.0				118	29.5	Y
30	3.9				65	16.6	Y
39	1.2				12	9.8	Y
41	2.2				64	29.0	Y
47	4.2				130	24.8	Y
48	3.2				80	26.0	Y
51	3.8				20	4.1	Y
52	2.8				45	16.1	Y
54	9.4	69			140	14.9	Y
55	5.0				80	15.9	Y
57	5.0				48	9.6	Y
58	5.5				90	16.8	Y
59	2.9				51	17.1	Y
Total		288	740	32.5	1,167	297.1	

Total Undeveloped Dwelling Units in SPA
Total Non-Residential Acres

2,041
40

B. Southeast Roseville Specific Plan

Parcel Number	Realistic Development Capacity U/A	Affordable Units	Total Multi-family Units	Total Multi-family Acres	Total Single Family Units	Total Single Family Acres	Public Facilities/ Services/ Capacity
9-c	25.45	84	84	3.3			Y
Total		84	84		0	0	

Total Undeveloped Dwelling Units in SPA
Total Non-Residential Acres

84
104

C. North Roseville Specific Plan

Parcel Number	Realistic Development Capacity U/A	Affordable Units	Total Multi-family Units	Total Multi-family Acres	Total Single Family Units	Total Single Family Acres	Public Facilities/ Services/ Capacity
WW-15	17.5		222	12.7			Y
WW-16	20.4	45	224	11.0			Y
WW-17	13.9	140	140	7.9			Y
M-1	20.5	118	131	6.4			Y
EV-1	<14		600	52.1			Y
DC-4	4.0				80	19.8	Y
DC-7	7.7	65			72	9.3	Y
DC-32	2.9				14	4.8	Y
W-1	4.1				50	12.2	Y
W-2	6.2				52	8.4	Y
W-3	4.2				175	41.2	Y
W-4/W-5	3.72				164	44.1	Y
WW-1	4.6				83	18.0	Y
WW-2	4.3				106	24.9	Y
WW-9	4.8				76	16.0	Y
WW-10	4.8				100	20.8	Y
WW-14	6.36	14			129	20.2	Y
WW-16	8.0				92	11.5	Y
DR-1	6.4	17			60	9.4	Y
DR-2	5.4				79	14.6	Y
DR-3	4.3				335	77.2	Y
DR-4	4.6				195	42.0	Y
							Y
Total		399	1,317	90.10	1,862	394.4	

Total Undeveloped Dwelling Units in SPA
Total Non-Residential Acres

3618
112.5

D. North Industrial Plan Area

Parcel Number	Realistic Development Capacity U/A	Affordable Units	Total Multi-family Units	Total Multi-family Acres	Total Single Family Units	Total Single Family Acres	Public Facilities/ Services/ Capacity
Woodcreek East	3.61	0			351	97.18	Y
Total		0			351	97.18	

Total Undeveloped Dwelling Units in SPA
Total Non-Residential Acres

351
900

E. North Central Roseville Specific Plan

Parcel Number	Realistic Development Capacity U/A	Affordable Units	Total Multi-family Units	Total Multi-family Acres	Total Single Family Units	Total Single Family Acres	Public Facilities/ Services/ Capacity
20 b	17.5	46	202	13.45			Y
20 c	20.0	27	258	12.9			Y
21 b	21.5	184	184	8.56			Y
Y	2.3				19	8.30	Y
18-C	4.36	6			116	26.60	Y
26	4.2	3			45	10.86	Y
PP-2	4.4				59	13.30	Y
Total		266	644	34.91	239	59.06	

Total Undeveloped Dwelling Units in SPA
Total Non-Residential Acres

1,033
400

F. Highland Reserve North Specific Plan

Parcel Number	Realistic Development Capacity U/A	Affordable Units	Total Multi-family Units	Total Multi-family Acres	Total Single Family Units	Total Single Family Acres	Public Facilities/ Services/ Capacity
30	20.2	40	400	19.81			Y
31	18.2		250	13.72			Y
20	7.95		218	11.95			Y
1a	4.75				56	11.66	Y
1b	4.75				115	22.75	Y
2	5.05				153	33.03	Y
3	3.99				55	13.79	Y
4	3.75				100	26.7	Y
9	3.47				119	32.25	Y
Total		40	868	45.48	598	140.18	

Total Undeveloped Dwelling Units in SPA
Total Non-Residential Acres

1,343
100

G. Northwest Roseville Specific Plan

Parcel Number	Realistic Development Capacity U/A	Affordable Units	Total Multi-family Units	Total Multi-family Acres	Total Single Family Units	Total Single Family Acres	Public Facilities/ Services/ Capacity
Cordia	24.71		126	5.1			Y
Roseville Residence	27.91		115	4.12			Y
Total			241	9.22			

Total Undeveloped Dwelling Units in SPA
Total Non-Residential Acres

0
280

H. Infill Area

Parcel Number	Realistic Development Capacity U/A	Affordable Units	Total Multi-family Units	Total Multi-family Acres	Total Single Family Units	Total Single Family Acres	Public Facilities/ Services/ Capacity
Park Manor	>25	8	103	3.3			Y
Diamond Oaks Unit 10	4.64	5			51	11.0	Y
Diamond Oaks Unit 14	5.28	7			76	14.4	Y
Hooper Estates	3.33				6	1.8	Y
Commerce Park	4.81				47	9.78	Y
Shasta Oaks	7.69				26	3.38	Y
Total		20	103	3.3	206	40.36	

Total Undeveloped Dwelling Units in SPA
Total Non-Residential Acres

206
0

I. Summary of Residential Land Inventory 2002-2007 (Undeveloped Parcels)

Specific Plan Area	Affordable Units	Multi-Family Units	Single Family Units	Total Residential Units	Multi-Family Acres	Single Family Acres	Residential Acres	Non-Residential Acres
Stoneridge	288	740	1,167	1,907	32.5	297.1	394.6	40
Southeast Roseville	84	84	0	84	3.3	0	3.3	104
North Roseville	399	1,317	1,862	3,179	90.1	394.4	624.49	112.5
N. Industrial	0	0	351	351	0	97.18	97.18	900
North Central Roseville	266	644	239	883	34.91	59.06	121.28	400
Highland Reserve North	40	868	598	1,466	45.48	140.18	185.66	100
Northwest Roseville	0	241	0	241	9.22	0	9.22	280
Infill	20	103	206	309	3.3	40.36	40.36	0
Total	1,097	3,997	4,423	8,420	222.11	1,028.2	1,250.39	1,936.5

**Source: Planning Department Quarterly Report, September 30, 2001, Planning Department Staff.*

J. Summary of Commercial Land Inventory 2002-2007 (Undeveloped Parcels)

Specific Plan Area and Parcel Number	Realistic Development Capacity U/A	Community Care Facility Units	Community Care Facility Acres	Zoning/ Permitted	Public Facilities/ Services/Capacity
Stoneridge SPA Parcel 14	24.0	418	17.4	CC P	Y
North Central Roseville SPA Parcel 36	24.0	276	11.5	CC P	Y
North Central Roseville SPA Parcel 40	24.0	1,200	50.0	BP P	Y
North Central Roseville SPA Parcel 43	24.0	631	26.3	BP P	Y
North Central Roseville SPA Parcel 44	24.0	480	20.4	BP P	Y
Northwest Roseville SPA Parcel 11	24.0	257	10.7	CC P	Y
Northwest Roseville SPA Parcel 27	24.0	358	14.9	CC P	Y
Northwest Roseville SPA Parcel 77	24.0	703	29.3	BP P	Y
Highland Reserve North Parcel 40	24.0	336	14.0	BP P	Y
Highland Reserve North Parcel 41	24.0	298	12.4	CC P	Y
Highland Reserve North Parcel 42-A	24.0	355	14.8	CC P	Y
Highland Reserve North Parcel 45-B	24.0	360	15.4	CC P	Y
Infill 048-021-014-000	24.0	247	10.3	CC P	Y
Total		5,919	247.4		

Multi-family housing units may be developed in commercial zoning districts designated as neighborhood and community commercial as well as the central business and historic districts with a conditional use permit.

**Source: City of Roseville Planning Department Staff.*

K. Summary of Affordable Units to be Constructed 2002-2007

Specific Plan Parcel	Multi-Family Affordable Units	Income Category Served	Single Family Affordable Units	Income Category Served	Specific Plan Area	Total Units
21	156	3 VL&153 Low			Stone Ridge	156
23	63	Low			Stone Ridge	63
54			69	Middle	Stone Ridge	69
9-c	84	Low			S East Roseville	84
WW-16	45	Low			N Roseville	45
WW-17	140				N Roseville	140
M-1	118	6 VL&134 Low			N Roseville	118
DC-7			65	Middle	N Roseville	65
WW-14			14	Middle	N Roseville	14
DR-1			17	Middle	N Roseville	17
20-b	46	Low			N Central Rsvl	46
20-c	27	Low			N Central Rsvl	27
21-b	184	55 VL&129 Low			N Central Rsvl	184
18-c			6	Middle	N Central Rsvl	6
26			3	Middle	N Central Rsvl	3
30	40	Low			Highland Reserve	40
Park Manor	8	Low			Infill	8
Diamond Oaks Unit 10			5	Middle	Infill	5
Diamond Oaks Unit 14			7	Middle	Infill	7
Total	911		186			1,097

Source: Specific Plan & Economic and Community Services Department Affordability List September 2001.

C. GOALS AND POLICIES

GOALS: RESIDENTIAL LAND INVENTORY

GOAL Maintain adequate land within the various land use categories which allows development of housing to meet projected demand for high-density units.

Policies: Residential Land Inventory

Implementation Measures

- | | | |
|-------|--|---|
| 1. | Encourage development of mixed use projects in accordance with goals and policies contained in the Land Use Element. | -Specific Plans
-Zoning Ordinance Update |
| <hr/> | | |
| 2. | Continue to encourage developers to use manufactured units in their housing projects. | -Gov't. Code 65852.2 |
| <hr/> | | |
| 3. | Continue to support the use of second units as part of the City's strategy for maximizing affordability of land development. | -Second unit Ordinance |
| <hr/> | | |

D. IMPLEMENTATION MEASURES/PROGRAMS

1. Specific Plan Areas (SPA) (*Adopted*)

The City shall ensure that specific plans are consistent with the goals and policies of the General Plan. Within each SPA, specific parcels are subject to certain affordable housing requirements. Agreements between the City and developers will include mixed-use development, where applicable, in each Specific Plan Area (SPA) to help achieve the 10% affordable housing goal.

Specific plans identify programs to meet the 10% affordable housing requirement. The type of units, income ranges and parcel by parcel obligations are specified. Strategies including City and landowner obligations, funding and subsidies are described. Development agreements shall be utilized to secure implementation of the affordable housing program.

Specific Plan Areas are further discussed under Implementation Measures in Affordable Housing Section of this element. Funding and subsidies are included in Table X-6 of this element. (*Policy 1*)

2. Review of Zoning Ordinance (*Reviewed every 2-5 years*)

The Review of the City's Zoning Ordinance is discussed under Implementation Measures in Affordable Housing Section of this element. (*Policy 1*)

3. Government Code 65852.2 (*Enacted by Statute*)

Government Code 65852.2 is discussed under Implementation Measures in Affordable Housing Section of this element. (*Policy2*)

4. Second Unit Ordinance (*Current Ordinance*)

The City's Second Unit Ordinance is outlined under Implementation Measures in Affordable Housing Section of this element. (*Policy 3*)

CONSTRAINTS TO HOUSING PRODUCTION

A. SETTING

The Government Code, as it relates to the Housing Element, requires an analysis of both governmental and non-governmental constraints to development of affordable housing.

Roseville has identified various constraints to housing production in an effort to address these concerns, and will endeavor to remove as many barriers as possible, in order to achieve the goals and objectives set forth in the Housing Element. The following represents findings, which the City has determined as constraints to meeting its goals. Removal of these constraints must be balanced with other health, safety and welfare concerns.

It is the policy of the City, pursuant to the Federal Fair Housing Amendments Act of 1988, to provide people with disabilities equal access to housing. Later this year, the City Council is expected to adopt a Reasonable Accommodation Ordinance to provide a process for individual with disabilities to make requests for reasonable accommodation (i.e. modification) in regard to relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City. Upon adoption of the Ordinance, the City will make information available about requesting reasonable accommodation on the City's website.

GOVERNMENTAL CONSTRAINTS

Permits and Fees – City permits and fees create a significant impact on the cost of new residential housing development. The City has been proactive in making sure the fees collected will pay for the necessary infrastructure and services to maintain a high quality of life for the citizens. The City offers two programs to help ease the financial burden of development fees to assist with the

development of affordable single-family and multi-family housing. The Fee Deferral Program allows the developer to defer several of the development fees until issuance of the certificate of occupancy. The Development Fee Financing Program allows the development fees to be paid over time, with interest, for a period up to five years from the date the building permit is issued.

Table X-10 list the average fees for Roseville and four adjacent jurisdictions based on new construction of a 1,800 square foot home with a two-car garage. Roseville's permits and fees, excluding school mitigation fees, are approximately the same as those for Rocklin, Lincoln and Granite Bay, but higher than those for Sacramento County.

There are several different development fees that apply to all new residential construction in Roseville. Each development fee is calculated differently and may be based on factors such as square footage, use, or a flat rate may be applied. There are no special or reduced development fee rates for affordable housing projects. Only traffic fees have reduced rates for age-restricted housing.

Building permit fees that are calculated on a flat-rate basis exert a heavier burden on smaller housing units, such as apartments and condominiums, than on larger, single family units. Since the cost is the same, regardless of size, the fee per square foot is much higher for a small dwelling as compared to a larger dwelling. Although several of the fees have different rates for single family dwellings, apartments and condominiums, the cost per square foot is still typically higher for apartments, condominiums and small, single-family dwellings as compared to larger single-family homes. Unlike market rate homes and apartments, affordable units that must meet guidelines for purchase or rental price cannot pass along the higher cost per square foot to the buyer or renter. The City's policy is not to

waive fees, as noted above, the City does offer fee deferral and fee financing programs to assist affordable housing developers with payment of fees.

Additional discussion regarding permits, processing procedures, and timelines are discussed in the following section on land use controls.

Land Use Controls – All residential land use designations pose a constraint to residential development as the various conditions and building requirements which are imposed restrict the free market ability to construct housing. The Zoning Ordinance regulates the type, location, density, and scale of residential development. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, as well as implement the policies of the General Plan. In 1996 when the City updated its ordinances the zoning laws, policies, and practices of the City were reviewed for compliance with fair housing law. The following discussion reviews the types and densities of housing permitted and relevant development standards.

Currently the Roseville Zoning Ordinance has five residential districts, single family residential, small lot residential, two-family residential, attached residential, and mixed use residential. The residential uses allowed in these districts, either by right or subject to discretionary land use permit approval are: single-family dwellings, mobile home parks, family day care homes, and community care facilities. Temporary residential shelters, caretaker/employee housing, and single room occupants are administratively or conditionally permitted in some of the civic and commercial use districts. Appendix 3-D-1 provides a glance at residential use type by zoning district and applicable permit requirements.

To facilitate and encourage the development of temporary resident and emergency shelters, The City will accommodate the potential

development of new homeless shelter facilities, in accordance with State law requirements, the City has adopted a Temporary Resident Shelter Ordinance (19.38.020) to provide clear and unambiguous standards of the steps in the application review process for approval (criteria) and terms and conditions. The City's Planning Department has developed a map (Figure X-1), which is kept on file at the Economic and Community Services and Planning Departments, to help identify zoning districts to aid in the identification of sites for temporary resident and emergency shelters. The locations on the map meet criteria where such a facility would be less likely to be in conflict with existing surrounding uses, consequently helping to eliminate the NIMBY factor. Sites identified on the Temporary Resident Shelter map are close to shopping, public services and facilities, are served by local public transportation and are easily accessible from areas where homeless persons congregate. The City recognizes it has no control over the specific sites identified on the Temporary Resident Shelter map.

An administrative permit is issued for Temporary Resident Shelters with maximum occupancy not exceed twelve (12) residents, excluding staff in occupancy. The Temporary Resident Shelter shall comply with all development standards of the applicable zoning district. A temporary resident shelter shall not be located within five hundred (500) feet of any preschool, elementary school, high school, or one thousand (1,000) feet of any other temporary resident shelter or other social service facility, unless such social service is located within the same building or on the same lot. Character of the shelter shall be consistent with the surrounding neighborhood and the gross floor area shall not exceed, by more than twenty-five (25) percent, the gross floor area of structures within one hundred (100) feet of the shelter. One parking space for every staff member and one parking space for every four (4) temporary residents are required. All

business activities and operations shall occur inside the structure and there shall be space inside the structure such that prospective and current residents are not required to wait on sidewalks or any other public right of way. There shall be a gated and fenced outdoor area. The dining, lounge, and meeting area(s) shall have a combined minimum of one hundred fifty (150) square feet of floor space. And at least one staff member of the temporary resident shelter shall be on site at all times while temporary residents are present. Also, trash receptacles and enclosures shall be provided along with lighting consistent with the City of Roseville Building Security Ordinance, occupancy standards of the Building and Fire Standards shall be posted and complied with. The hours of public service (e.g., but not limited to, taking applications, administrative processing, and maintenance and cleaning) shall be limited to the hours between 6:00 AM and 9:00 PM. If deviations from the requirements of Section 19.38.020 are requested, a conditional use permit would be required. Streamline project processing for conditional use permits for shelters shall be accommodated by the City. According to the ordinance all requirements of section 19.38.020 may be deviated from, with the possible exception of zoning districts, with Planning Commission approval.

The City of Roseville utilizes the permit process citywide to ensure uses within each zoning district are compatible with one another and to ensure compliance with Health and Safety regulations. An administrative permit is required for a temporary residential shelter to operate within the City of Roseville as identified in Section 19.38.020. Zoning districts for a temporary resident shelter have been identified to ensure use is compatible with other surrounding uses, consequently helping to eliminate the NIMBY factor.

Distance separation requirements, associated with an administrative permit, from schools and other temporary resident shelters or other

social service facilities not located within the same building or on the same lot help to alleviate a concentration of temporary resident shelters in any given area. A request to develop a temporary resident shelter within 500 feet of any school or 1,000 feet of another temporary resident shelter or other social service facility, not located within the same building or on the same lot, would require a conditional use permit.

Occupancy standards for a temporary resident shelter are reflective of Health and Safety Section 1500, the California Community Care Facilities Act.

Business practices for temporary resident shelters help to maintain compatibility with surrounding uses. Practices include business activities and operations to occur inside the temporary resident shelter to make certain safety concerns for accessibility of sidewalks and other public right of way. To ensure these safety concerns, open floor space within the shelter (dining areas, lounges, or meeting areas) are provided for potential residents to be interviewed and processed. Hours of public service are between 6:00 am and 9:00 pm. As with other residential projects, designated outdoor areas for recreation are required to be provided for the enjoyment of residents. To ensure business practices are being properly enforced at least one staff member is to be on site at all times when residents are present.

Size, Development Standards, Building and Fire Standards, Lighting Standards, Trash Receptacle and Enclosure Standards are consistent with those for all other uses within the zoning districts. However, parking standards have been reduced given the fact that many homeless persons do not own a vehicle.

Section 19.71.010 of the City's Municipal Code regulates the issuance of conditional use permits (CUP). Applications are reviewed by the Planning Commission, which has the authority to approve, conditionally approve, or disprove the application.

The Planning Commission meets on the second and forth Thursdays of each month. Processing time for conditional uses vary from 8 to 12 weeks depending on project complexity. However, streamline project processing for conditional use permits for shelters shall be accommodated by the City.

The City's Temporary Resident Ordinance (19.38.020) is not viewed as an impediment to the facilitation or encouragement of temporary resident shelters or emergency shelters in the City of Roseville according to the Executive Director of the Home Start, a temporary resident shelter for homeless families in the City of Roseville.

The City will undertake a program to monitor the impact of the conditional use permit process required by the temporary resident ordinance on shelter development for 13 or more persons in Roseville. During the planning period of the Housing Element (2002-2007) the City will take additional actions to facilitate the development of shelters in Roseville if constraints are encountered by shelter developers as a result of the conditional use permit process.

Large Community Care Facilities are described as a dwelling where non-medical care is provided to no less than seven (7) and no more than twelve (12) persons on a twenty-four (24) hour basis and which is operated and occupied by the owners. Large Community Care Facilities shall be licensed by the State Department of Social Services, shall permit no more than two (2) persons per bedroom and shall be designed so as to be compatible with the residential character of the neighborhood.

The particular conditions or use restrictions for group homes with six or more persons, as described above, should not have a negative effect on the development of or conversion of residences to meet the needs of persons with disabilities or affect the provision of services on site.

Other City policies which strive to alleviate governmental constraints include: (1) reduction in parking standards for projects which can demonstrate a reduced need for parking; (2) occupancy standards in the City's zoning code apply to unrelated adults in the same manner they apply to families; (3) community input for the approval of group housing is the same, within each zoning district, as other types of residential development; (4) unit size is not regulated or restricted by the City (Any minimum unit size restrictions would be included in the Conditions, Covenants, and Restrictions of a subdivision mandated by the Developer or the Homeowner's Association within a custom home subdivision); and (5) commercial floor area ratios, in mixed-use projects, are not adversely affected by inclusion of a residential use.

A request to retrofit a home for accessibility (i.e., ramp requests) is processed through the building department as a tenant improvement. The first plan review takes 3 weeks, then 1-2 weeks for any necessary follow-up review. According to the City's Community Development Department, the City currently does not have a priority process for requests to retrofit homes for accessibility. The City will work on a case by case basis with residents in need of accessibility improvements to expedite the permit processing time.

The City utilized the State of California Housing and Community Development's analysis tool incorporate provisions of SB 520 and will add to its programs identified in the Housing Element the revision to the Zoning Ordinance to assist with reasonable accommodation. The City anticipates adopting the revised ordinance and identifying the implementing agency by July, 2003.

Appendix 3-D-2 summarizes land use densities and dwelling units per acre. Appendix 3-D-3 identifies permitted land use designations for residential use which includes minimum lot size,

residential density, setback and height requirements and parking standards in each of the residential zoning districts. Permit processing procedures and timelines are outlined in Appendix 3-D-4.

Residential densities on the current Land Use Map have been based partially on the City's desire to maintain a traffic level-of-service (LOS) "C". This level-of-service is an accepted standard and a common planning tool used in urban jurisdictions in order to meet air quality and transportation goals. In 2001, the City revised the overall level of traffic standards to allow certain intersections within half a mile of a freeway or highway interchange to operate at a "D" traffic standard in infill areas of the City, on a case by case basis with City Council approval, as an incentive for developers to propose mixed density developments, including some higher density residential uses which may meet low and moderate-income housing needs.

Although the LOS standard may impose a constraint to any development, which would generate additional vehicle trips, the City's Land Use and Circulation Elements provide for increased densities along proposed transit lines. The goals and policies, which facilitate this pattern of development, will lessen the constraint by providing opportunities for additional multi-family housing units. Currently, the Circulation Element details plans for increased transit opportunities.

The Noise Element of the Roseville General Plan limits residential uses near noise sources and requires the implementation of noise mitigation, including the potential construction of sound barriers, in certain instances. The cost of noise abatement may limit the potential for affordable housing. This is particularly important in Roseville since the City is divided by interstate 80 and the Union Pacific Railroad yards.

The Growth Management Component of the Land Use Element views growth management as a means to proactively

prepare for and manage growth. The key component of Roseville's growth management component is the comprehensive planning process, rather than the establishment of growth limitations. The growth management component focuses on the development of performance standards rather than time lines or growth rates for future development. Performance standards exist for all projects, multi-family and commercial within the City of Roseville. Performance standards include items such as traffic circulation, landscape and lighting, parking, height restrictions, architectural design and driveway locations. This approach has resulted in goals and policies that emphasize performance (e.g. maintaining levels of service, providing adequate park acreage, water, wastewater, electric, financing needed school facilities, etc.), rather than specific dates, growth rates, or build-out of existing plans. The performance standards provide the criteria for planning and managing growth by requiring the mitigation of growth impacts. The City has no ordinances which restrict growth.

Much of the City's efforts are focused on comprehensive rather than incremental land use and facilities planning. The City's Specific Plan Areas reflect the City's commitment and success in this area. Each plan comprehensively plans and integrates the various elements of the area and provides detailed implementation strategies. Implementation is secured through use of development agreements and the establishment of financing districts to insure funding and maintenance of facilities and improvements.

The limits identified in the Growth Management Component are based on estimated maximum level of development that the City can provide for and still maintain adequate service levels. Allowing development beyond the identified limits could result in a lack of resources and reduced service levels which have the potential to directly impact the health, safety and welfare of City residents.

The concept of linking growth management and the ability to provide adequate services is articulated throughout the goals and policies of the Growth Management Component, Policy 4 which states:

“Growth shall be managed to ensure that adequate public facilities and services, as defined in the Public Facilities Element, are planned and provided and that the public health, safety and welfare are protected.”

Therefore, new development must contribute its fair share toward the provision of water, wastewater, electric, parks and recreation, police and fire services, as well as school funding. The fees associated with the provision of adequate facilities and services will affect the cost of housing since the costs will be passed on to homebuyers, who will pay for the expansion and provision of services over time. The City has sufficient infrastructure capacity to address its Regional Housing Needs Allocation during the 2002 to 2007 planning period of the Housing Element. The City's Growth Management Component of its General Plan will not affect the City's ability to accommodate its share of the Regional Housing Needs Allocation.

The Growth Management Component should not impact the supply of housing since the component focuses on the development of performance standards rather than time lines or growth rates for future development. Nor should it restrict the City's ability to accommodate its share of the regional housing need during 2000 through 2007. The Open Space and Conservation Element of the General Plan provide for open space corridors which serve to protect natural resources. According to the City's recent Quarterly Report from its Planning Department there are approximately 1,200 acres of land in the City designated for open space use. A majority of this acreage consists of flood

plains, wetlands, watershed areas, steep slopes, and associated woodlands which are not conducive to the development of housing.

The Parks and Recreation Element of the General Plan ensures the provision of 9 acres of parkland per 1,000 residents and covers the development of a full range of recreational opportunities including active and passive parks. The City has established several different funding mechanisms to ensure development of its parklands. These include the Residential Construction Tax, Neighborhood and Community Park Fees, and funds from Landscape and Lighting and Community Facilities Districts. The fees associated with the provision of parks and recreation will affect the cost of housing since the costs will be passed on to homebuyers.

Subdivision Standards – Comparative information in the form of a study are not readily available regarding comparisons between Roseville's subdivision standards and those of surrounding communities. The City's subdivision standards include provisions for increased lot densities and decreased curb/gutter/street widths to accommodate greater land use.

According to the City's engineering staff and interviews with local municipal engineering personnel familiar with their jurisdiction's subdivision standards have revealed that Roseville's subdivision standards for street construction, street width, and requirements for sidewalks, curbs, and gutters are equivalent to those in surrounding South Placer jurisdictions.

Building Codes – To provide construction standards for the creation of efficient housing units the City adopted the 1998 California Building Standards Code, which includes code requirements to accommodate persons with disabilities. In addition the City adopted the 1997 Uniform Mechanical Code, the 1997 Uniform Plumbing Code, and the 1966 National Electrical Code. The City amended the Uniform Building Code to require vapor barriers and reinforcement

of concrete slabs on grade. These requirements do not currently act as a constraint to development of affordable housing within the City. The City has adopted those universal design elements adopted by the State of California in its 1998 California Building Standards Code.

The City enforces building codes for existing units, new construction and residential rehabilitation. Code enforcement is aimed primarily at new construction and remodeling through the permit process; and in older units in response to complaints. The City attempts to find a balance between ensuring that housing is safe and avoiding the potential loss of affordable housing units through unnecessarily strict enforcement practices. Based on discussions with the City's Building Department, there is no indication that code enforcement practices unduly penalize older dwelling or inhibit rehabilitation.

Municipal Bond Financing – At the present time, the City's Charter allows the City Council to issue revenue bonds only after the City's voting populace has authorized such an action. Since the Charter does not make a distinction between standard revenue bonds that are secured by a City-owned revenue stream and Mortgage Revenue Bonds, which are not, the voters must approve any mortgage bond issue which is planned by the City. Under the conditions imposed by the charter, the City can ask the voters to:

- Amend the Charter to allow Roseville to issue Mortgage Revenue Bonds without voter approval and which are not secured by the City assets; or
- Issue a specific amount of Mortgage Revenue Bonds.

The City has joined California Statewide Communities Development Authority and Association of Bay Area Governments as a mechanism to assist developers with tax-exempt bond financing.

Removal of Government Constraints

- The following City Departments are responsible for overseeing the removal of constraint pertaining to:

- Land Use Controls – The City Manager's Office and the Community Development Department;
- Building Codes – The Public Works Department and the Building Division;
- Site Improvements – The Public Works Department, Building and Engineering, Fire, and Planning Departments;
- Fees and Exactions – The Economic and Community Services Department prepare fee estimates. The City Manager's Office and the Planning Department review and negotiate Development Agreements; and
- Processing and Permit Procedures - The Community Development Department.

NON-GOVERNMENTAL CONSTRAINTS

Based upon calculations included within the Housing Element Appendix, a typical multi-family rental project in Roseville can produce sufficient income at market rate to cover operating and debt service costs and still realize an acceptable profit. Therefore, it is currently financially feasible to develop multi-family apartment complexes in Roseville, which are affordable to middle and moderate income households. Some units are affordable to low-income families earning 80 percent of the median income for the area. All low and very low-income families will need rental subsidies.

According to the California Debt Limit Allocation Committee and the Low-Income Housing Tax Credit Committee, constraints to the development of affordable multi-family housing units exist equally throughout the State due to tax credits and bonds having a higher demand than what the Committees can allocate on an annual basis. Another

constraint is lack of available "soft money" subsidies, to augment financing shortfalls not met by tax credit, and tax exempt bonds. In order to fill this gap in financing, communities must assist developers with "soft monies" such as Community Development Block Grants and HOME funds, which are also limited.

Interest Rates – A brief summary of interest rates indicated that interest rates in the City are comparable to interest rates in the surrounding communities.

Land Costs – Precise information regarding land and improvement cost differences between Roseville and surrounding cities is not readily available. Interviews with regional developers, who construct homes locally, affirm Roseville's land costs are comparable to other South Placer jurisdictions with the exception of Lincoln where land costs are lower.

Construction Costs – Based on interviews with local developers, construction costs in South Placer appear to be comparable to construction costs in Roseville.

Community Opposition to High Density Housing – Due to the Specific Plan Process incidence of community opposition has decreased. The Specific Plan Process allows homebuyers

advanced knowledge of future development in areas where they are considering purchasing a home.

B. OUTLOOK

Existing and proposed governmental regulation in the process of achieving accepted community goals (e.g., environmental protection, safety, etc.), may serve to impede development of affordable housing. However, the City is undertaking efforts, through the policies and implementation measures identified in this element, to lessen constraints to development where possible. Through ongoing review of the fee assessment system, unnecessary expenses in housing production may be reduced.

The City's 10% Affordable Housing Goal seeks to reduce the cost constraints associated with affordable housing production. The City's Specific Plan Process includes the objective of satisfying the affordable housing goal by providing specific parcels in each Specific Plan Area (SPA) with affordable housing obligations. The cost of parcels with affordable housing obligations are below market rate and may, by reducing or removing Mello-Roos bonds, further ensure affordability for renters or homebuyers.

TABLE X-10

RESIDENTIAL FEE/TAX COMPARISON BY CITY AND COUNTY

Fee/ Tax	Roseville	Rocklin	Lincoln	Granite Bay	North Natomas
Building Permit	\$1,188	\$814	\$1,250	\$1,077	\$1,202
Plan Check	713	321	812		395
Sewer	3,390 235	4,955 65	6,698	4,260 115	3,500 124
Water Connection PERK Fee	3,740	5,719	1,838	5,719	2,089
Water Meter		150	345	125	220
Residential Construction		1,568			1,332
Parks	2,619	711	261	1,375	1,623
Fire Service Construction	801	500		552	
Traffic Mitigation	2,317	1,525	1,838	3,107	
Strong Motion	16	15	17		12
Refuse	85		85		
Drainage	475	247	350	300	
Building Occupancy			500		
Community Services			3,618		
Electric Energy	1,330	41 69	180		
Public Facilities	880				3,584
Water Pressure	239				
Highway 65	628	889			
Placer Co. Cap. Facilities	1,491	1,904	1,416	2,890	
Placer County Road Encroachment				60	
Cemetery			61		
Mech. Permits		69	180		
Transit District					195
Plumbing Fee		69	85		
Tech & SAFCA					193
Total	\$20,147	\$19,631	\$19,534	\$19,580	\$14,472

School Mitigation	12,769	3,690	13,698	5,741	6,030
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*September 2001

C. GOALS AND POLICIES

GOALS: GOVERNMENT AND NON-GOVERNMENTAL CONSTRAINTS TO HOUSING PRODUCTION

Goal 1: Promote affordable housing development through the local government permit process.

Policies:	Governmental and Non-Governmental Constraints to Housing Production	Implementation Measures/ Programs
1.	The City shall continue to explore options to restructure how fees are assessed.	<i>*Process and Fee Structure Review</i>
2.	The City shall review and modify its Subdivision Improvement Standards, where reasonable, to provide cost savings in the development of residential units while continuing to ensure the public health, safety and welfare.	<i>*Review of Subdivision Improvement Standards and Zoning Ordinance.</i>
3.	The City shall assign priority to educating the citizens of Roseville regarding the importance of providing affordable housing to support job growth.	<i>*Public Education Program -Public Participation</i>
4.	The City shall attempt to implement a Mortgage Revenue Bond Program for both owner-occupied and rental properties.	<i>*Roseville Housing Authority and Redevelopment Agency</i>

* For a complete list of City Departments responsible for overseeing the removal of governments constraints see Table X-11 of this element.

D. IMPLEMENTATION MEASURES/PROGRAMS

1. Process and Fee Structure Review (Annual Review)

Permit Process - To expedite project facilitation and provide internal support to project applicants the City established the Project Processing Manager position within the Community Development Department in 1999. The Project Processing Manager acts as a liaison between project applicants, development community, Chamber of Commerce, and City staff to continually assess the City's existing project processing system and identify short-term and long-term areas for improvement of the plan check process. (Policy 1)

Fee Structure - The City will continue to review its fee system and work toward graduated fees as a means of reducing the cost of housing development. (Policy 1).

2. Review of Subdivision Improvement Standards and Zoning Ordinances (Reviews as stated below)

Review of Subdivision Improvement Standards and Zoning Ordinances are outlined under Implementation Measures in Affordable Housing Section of this element. (Policy 2)

2. Public Education Program (Daily Operations)

The City will continue to educate its citizens regarding the necessity of providing the affordable housing needed

to support the job growth occurring in Roseville. Specifically, this information will focus on the need to provide affordable housing in close proximity to jobs in an effort to reduce the traffic and air quality impacts that result from long commutes. In addition, the City will continue to monitor community opposition to affordable housing projects in an effort to remove negative perceptions. Education will occur through public hearings, presentations to various service organizations, and other community groups, articles published in the local newspaper, the City's newsletter. (Policy 3)

5. Public Participation (Daily Operations)

The Planning Department will continue to encourage developers to meet with interested parties before the public decision making process begins. Preliminary neighborhood forums allow persons directly affected by the project to have their questions and concerns addressed early in the planning process. (Policy 3)

5. Roseville Housing Authority and Redevelopment Agency (Daily Operations)

Roseville Housing Authority and Redevelopment Agency shall continue with its efforts to issue Mortgage Revenue Bonds, as authorized under federal statute, to assist rental properties and low to moderate-income first time buyers in the purchase of housing. (Policy 4)

RESIDENTIAL ENERGY CONSERVATION

A. SETTING

An important consideration in the development of a comprehensive housing plan is the attention given the issue of energy conservation. Roseville Electric is a locally owned and operated non-profit municipal utility of the City of Roseville. Roseville Electric has served the Roseville community for over 90 years with primary concerns of energy conservation and maintaining low rates and high service reliability. Customers are encouraged to participate in the local utility commission meetings. Residential electric rates in the City are generally less than Pacific Gas and Electric and those in the Sacramento

Municipal Utility District. The Residential Energy Conservation goals and policies reflect the City's continued commitment to implement programs which incorporate conservation measures into the construction and maintenance of the City's housing, and reinforces the Water and Energy Conservation Component of the Public Facilities Element.

B. OUTLOOK

Continued promotion of conservation efforts and program standards will help reduce the percentage of income devoted to housing related costs through utility bill savings.

C. GOALS AND POLICIES

GOALS: RESIDENTIAL ENERGY CONSERVATION

Goal 1: Continue efforts to conserve energy in housing construction and maintenance.

Policies: Residential Energy Conservation Measures

Implementation

- | | | |
|----|---|---|
| 1. | Roseville Electric shall commit to offer Energy Efficiency and Conservation Programs. | <ul style="list-style-type: none">-Peak Load Management-Energy Audits-Energy Efficiency Rebates-New Construction Efficiency-Shade Tree Program-Safety/Conservation Program |
| 2. | Roseville Electric shall continue to apply Energy Efficient Requirements to all residential construction. | <ul style="list-style-type: none">-Energy Audits-Energy Efficiency Rebates-New Construction Efficiency |
| 3. | Roseville Electric shall continue the Electric Rate Assistance Programs for residential customers whose medical status or income qualify. | <ul style="list-style-type: none">-Electric Rate Assistance Program-Medical Rate Assistance Program |
-

D. IMPLEMENTATION MEASURES/PROGRAMS

1. Peak Load Management Program (Current Available Program)

Roseville Electric will continue to implement the peak load management program. This program cycles off customer equipment when City load approaches its resource limits. (Policy 1)

2. Energy Audits (Current Available Program)

Roseville Electric will continue to offer energy audits to aid the customers in reducing home energy costs. In addition to free mail-in and web-based customer assisted energy audits, at the customer's request, a trained energy auditor will inspect residences and advise the best way to achieve energy efficiency and save money. Roseville Electric will also offer web site or mail in energy audits. The audit includes a utility bill analysis to show the customer where the energy is being used. Also included are suggested low and no cost conservation practices and an analysis of recommended conservation measures. (Policies 1 and 2)

3. Energy Efficiency Rebates (Current Available Program)

Roseville Electric will continue to offer rebates to all electric customers who install or upgrade their homes with energy efficiency appliances and equipment. Examples include energy efficient air conditioners, programmable thermostats, sunscreens, energy efficient windows, floors, and attic insulation and renewable energy systems such as photovoltaics. (Policies 1 and 2)

4. New Construction Efficiency (Routine Daily Operation)

The Roseville Building Department will continue to enforce Title 24 of the

Building Code. Title 24 is the state residential energy conservation standard, which defines construction standards for energy requirements to promote energy efficiency and conservation. (Policies 1 and 2)

5. Roseville Shade Tree Program (Current Available Program)

Roseville Electric offers this community service program. The Shade Tree Program has planted approximately 9,000 shade trees throughout Roseville. The trees are free and materials are free to community members who are willing to take the responsibility for planting and caring for their trees. (Policy 1)

6. Electric Rate Assistance Programs (Current Available Program)

Roseville Electric offers a 15% discount to residential customers whose income is no greater than specified by the U.S. Department of Housing and Urban Development as "very low" for Placer County.

Roseville Electric also offers Medical Support Rate Reductions. The rate is 50% credit on the first 400 kWh (kilowatt per hour) per month.

Roseville Electric closed the Senior Low-Income Rate Reduction to new applicants effective July 1, 1998. Electric customers receiving the Senior Low-Income Rate may either continue receiving the 11% senior discount or apply for the Electric Rate Assistance Program discount of 15%. (Policy 3)

7. Safety and Conservation Program Presentations (Current Available Program)

Roseville Electric offers free presentations on electrical safety and conservation to schools or organizations in the service area. (Policy 1)

EQUAL HOUSING OPPORTUNITY PROGRAM

The provision of equal housing opportunities for all persons is an important goal of the Housing Element. The City will continue to provide assistance regarding equal housing opportunities through its Economic and Community Services Department and Housing Authority.

Some of the programs offered are summarized below:

- The City of Roseville contracts annually to provide Fair Housing Counseling workshops and one-on-one counseling for Roseville residents with counseling provided by Legal Services of Northern California through the City's Fair Housing Education Program.
- The Economic and Community Services Department shall be using a questionnaire for the First Time Home Buyer Program, designed to collect data relevant to the lending, realty, and insuring practices in the private sector. The data collected should help to determine if any fair housing concerns exist in the area of home purchases.
- The Economic and Community Services Department and Roseville Housing Authority will continue to advertise the availability of fair housing information and referral services through its Economic and Community Services Department. Advertisements appear quarterly in the City's Roseville Reflections newsletter sent to all City residents and in the local Press Tribune newspaper (Real Estate Section) subject to approval of the editor. Fliers and posters are sent to various public facilities (e.g. library, schools). Fair Housing Posters are displayed year round at the Roseville Housing Authority Office.
- When City staff are unable to adequately answer questions or advise on the proper course of action for problem resolution, these inquiries are referred to the following offices:
 - Legal Services of Northern California, Fair Housing Hotline
 - U.S. Department of Housing and Urban Development, Sacramento
 - California Department of Fair Employment and Housing, Sacramento
 - California Department of Consumer Affairs, Sacramento
- The Roseville Economic and Community Services Department will continue outreach efforts in Spanish regarding the availability of housing programs and activities including: brochures for the First Time Homebuyer Program and Residential Housing Rehabilitation Program, Handyman and Paint Programs, and Section 8 Rental Assistance outreach in El Hispano newspaper during open enrollment.
- The Roseville Economic and Community Services Department will continue outreach to Section 8 landlords informing them of fair housing issues and workshops/seminars available to deal with fair housing law. The City's recent outreach to landlords attracted 25 new landlords to the Section 8 program. In the future new landlords may be attracted to the program via referrals from Section 8 clients, ads on government access Channel 11, and through various special events held in the City (Hispanic Festival, Senior Fair, Cinco de Mayo, and Downtown Tuesday Night).
- The Roseville Economic and Community Services Department will continue to require private developers, through the Affordable Housing Development Agreements (AHDA) process, to provide housing for larger families (3+ bedrooms) through the use of Low Income Housing Tax Credits and Tax Exempt Bond Programs. Private Developers, as part of the AHDA, are required to provide a reasonable share of 3+ bedroom units within the Affordable Housing Goal. To facilitate larger families in locating affordable multi-family 3+ bedroom units, the Economic and Community Development Department maintains a list of apartment complexes in Roseville containing 3+ bedroom affordable units. The list includes the name of the apartment complex, address, telephone number, along with the median household income by family size

requirements. The City's promotes affordable housing programs on the City's website. In addition, the City supports room additions to owner occupied low-income households through its Housing Rehabilitation Program.

- The Roseville Economic and Community Services Department provides assistance for female heads of households through the Section 8 Program for rental assistance and the First Time Homebuyers Down Payment Assistance Program for purchase assistance. The First Time Home Buyers Down Payment Assistance Program allows displaced homemakers to qualify as first time homebuyers. The City's promotes these programs on the City's website.
- The Roseville Economic and Community Services Department assists low-income seniors in need of home repair through the Roseville Handyman Grant Program which is promoted through the Senior Resource Guide for Placer County.
- New construction of senior housings may include the use of the Density Bonus Program, Low Income Tax Credits Program, Fee Deferrals, or Section 202 financing. Roseville Electric encourages low-income senior customers to apply for the Electric Rate Assistance Program which provides a 15% discount on electric rates. The City's promotes these programs on the City's website.
- The Roseville Housing Authority has been diligent in applying for Mainstream vouchers to provide rental assistance to handicapped and disabled households, however the competition for mainstream vouchers is so competitive and the supply limited, the City has been unable to procure any of these

vouchers. The Section 8 waiting list grants preference to disabled households. Other efforts to assist handicapped and disabled households include:

- The Roseville Economic and Community Services Department's Housing Rehabilitation Program provides assistance to low-income owner occupied and rental units for the purpose of repairing health and safety defects and general property improvements for elderly, disabled, or handicapped very low, low, and moderate-income owner occupants. Grants and/or low-interest loans are available to assist low-income rental and owner occupied units. The City promotes the Housing Rehabilitation Program on the City's website.
- The Placer Women's Center/Peace for Families applied for funding for rental assistance for domestic violence victims and disabled households with the assistance of the City of Roseville and the Placer Consortium on Homelessness and Affordable Housing through the 2001 Homeless Continuum of Care for Placer County. Funding will be granted to Placer Women's Center/Peace for Families, the contract is pending.
- As a result of the 1988 Federal Fair Housing Law, newly constructed multi-family units are built to accommodate the physically disabled population in the community. The City's building codes are available on the City's website.

MONITORING PROGRAMS

The success of the Housing Element in attaining the City's goals of ensuring housing for all economic segments of the community can only be achieved through a workable monitoring program. This program involves extensive data collection and analysis, which can be utilized by the City to ascertain whether or not progress has been made towards the attainment of the goals and policies of the Housing Element. Monitoring the Element has been identified as a significant part of the City's comprehensive housing strategy.

The following is a descriptive list of components that comprise the City's monitoring program:

Affordable Housing Development Agreements – Currently the City has Affordable Development Housing Agreements on all affordable units within Roseville. Economic and Community Services Department staff will continue to monitor the Affordable Housing Development Agreements on an annual basis to verify the developer is in compliance with the agreement's terms. The findings of the monitoring program will be included in the Annual Report to the City Council. If a project fails to comply with any requirements in the development agreement, the City Council would have the authority to restrict or stop issuance of building permits, charge liquidated damages, etc.

Housing Supply Report – Economic and Community Services Department staff will conduct a biennial survey of new and resale

housing prices by type of unit, and rental rates of single family and multi-family units by bedroom size, and vacancy rates.

Temporary Resident Shelter Ordinance Monitoring (TRSOM)- The City's Community Development Department will undertake a program to monitor the impact of the conditional use permit process required by the temporary resident ordinance on shelter development for 13 or more persons in Roseville. During the planning period of the Housing Element (2002-2007) the City will take additional actions to facilitate the development of shelters in Roseville if constraints are encountered by shelter developers as a result of the conditional use permit process. Results of the TRSOM will be included in the Housing and Community Development Annual Report.

Housing and Community Development Annual Report – Economic and Community Services Department, Government Code Section 65400, shall provide an annual status report to the City Council, the State of California Office of Planning and Research, and the State of California Department of Housing and Community Development. The report shall demonstrate the progress the City's has made in implementing its Housing Element, including its progress in meeting its share of its regional housing needs allocation on or before October 1 of each year.

TABLE X-11
SCHEDULE OF PROGRAMS

Federal Funding Programs	New Const	Rehab	Financing	Land Write Down	New Const Costs	Other	Homeless	Low	Mid	Mod	Time Frame	Implementing Agency
Section 8								X			Annual	E&C Services
Community Development Block Grant		X			X	X	X	X			Annual	E&C Services
McKinney Act Funds							X				Annual	E&C Services
Section 202	X		X					X			Available	E&C Services
Low Income Housing Tax Credits	X		X			X		X	X	X	Available	E&C Services
State Funding Programs												
Home Investment Partnership (HOME)			X								Annual	E&C Services
Cal Rural Gold/Mortgage Credit Certificates			X								Annual	E&C Services
Mortgage Revenue Bonds	X		X						X	X	Annual	E&C Services
Multi Family Revenue Bonds	X							X	X	X	Available	
Local Funding Programs												
Redevelopment Low and Moderate Fund	X	X	X		X			X	X	X	Annual	E&C Services
Homeless Voucher Program						X	X				Annual	E&C/Salvation Army
Density Bonus Program	X			X		X		X	X		Available	E&C Services
Fee Deferrals	X					X		X	X	X	Available	E&C Services
Programs												
Roseville Consolidated Plan						X	X	X	X	X	5 Year Program	E&C Services
Redevelopment Implementation Plan	X		X		X			X	X	X	5 Year Program	E&C Services
Fair Housing Counseling/Workshops						X	X	X	X	X	Annual	E&C Services
Non-Profit Housing Corporations/Shelters	X	X	X	X	X	X	X	X	X	X	Monthly	E&C Services
Monitoring Programs						X	X	X	X	X	Annual	E&C Services
Residential Rehabilitation Program		X				X		X	X		Annual	E&C Services
Roseville Paint Program						X		X			Annual	E&C Services
Roseville Handyman Program						X		X			Annual	E&C Services
10% Affordable Housing Goal	X				X			X	X	X	Annual	E&C Services
Affordable Housing Development Agreements	X					X		X	X	X	Ongoing	E&C Services

*E&C Services = Economic and Community Services Department.

TABLE X-11 (Continued)

Programs (Continued)	New Const	Rehab	Financing	Land Write Down	New Const Costs	Other	Homeless	Low	Mid	Mod	Time Frame	Implementing Agency
Monitoring Programs						X		X	X	X	Annual	E&C Services
Roseville Flood Control Program						X		X	X	X	Available	E&C Services
Neighborhood Associations						X		X	X	X	Monthly	E&C Services
Neighborhood Policing						X		X	X	X	Continual	E&C Services/Police
Non-Residential Construction Fee	X	X	X	X	X	X	X	X	X	X	Future	E&C Services
Article 34 Referendum	X					X		X	X	X	Future	E&C Services
Reasonable Accommodation Program	X							X	X	X	Future	Planning Department
Mixed Use Development	X	X			X			X	X	X	Current	Planning Department
Condominium Conversion Ordinance						X		X	X		Current	Planning Department
Second Unit Ordinance	X							X			Current	Planning Department
Subdivision Standard Review	X				X						Annual	Planning Department
Zoning Ordinance *	X										Every 2-5 years	Planning Department
Streamline Permit Processing	X				X		X	X	X	X	Annual	Community Develop. Dept.
Temporary Resident Shelter Ordinance Monitoring		X					X				Upcoming	Community Develop. Dept.
New Construction Energy Efficiency	X					X		X	X	X	Continual	Building Department
Code Enforcement						X	X	X	X	X	Continual	Building Department
Roseville Electric Rate Assistance Program						X		X			Available	Roseville Electric Dept.
Roseville Electric Energy Audits Program						X		X	X	X	Available	Roseville Electric Dept.
Roseville Energy Efficiency Rebates						X		X	X	X	Available	Roseville Electric Dept.
Roseville Electric Tree Program						X		X	X	X	Available	Roseville Electric Dept.
Citizens Benefit Fund						X	X	X	X	X	Annual	City Council
ANNUAL- Annual funding applications required.												
AVAILABLE - Assistance provided by the City for programs or development funding mechanisms as requested.												
CONTINUAL - Routine, everyday services required/provided by City departments.												
CURRENT - Ordinances or development opportunities which are available on an ongoing basis.												
*Zoning Ordinance – comprehensive evaluation in 1996 and 1998 with modifications/updates as needed. Evaluation occurs approximately every 2-5 years. Next evaluation projected between 2003 and 2005.												

*E&C Services = Economic and Community Services Department.

FEDERAL AND STATE PROGRAMS

A. FEDERAL PROGRAMS

Section 8 provides direct rental assistance to very low-income families. Managed by the Roseville Housing Authority, this federally sponsored program distributes rental payments directly to the property owner. The Roseville Housing Authority currently has 562 *Section 8* vouchers and certificates.

Section 8 Mainstream vouchers provide rental assistance to handicapped and disabled households. The Roseville Housing Authority has been diligent in applying for Mainstream vouchers, however the competition for mainstream vouchers is so competitive and the supply limited, the City has been unable to procure any of these vouchers.

Section 202 provides long-term direct loans to private, non-profit sponsors to finance new construction for elderly and handicapped targeted income group members.

Community Development Block Grant (CDBG) is a major federal program available to assist local government in the development and maintenance of affordable housing. Funds are used to encourage the construction of low and moderate-income housing in cooperation with non-profit corporations to acquire or write-down the cost of land for residential units and/or infrastructure improvements. Funds for the maintenance of affordable housing are available for rehabilitation projects.

- *Housing Rehabilitation Program* is partially funded by CDBG to provide financial assistance to low-income owner occupied and rental units for the purpose of repairing health and safety defects and general property improvements. The Housing Rehabilitation Program currently provides \$5,000 grants to elderly, disabled, or handicapped very low, low, and moderate-income owner occupants, and/or grants low-

interest loans of up to \$60,000 to low-income rental and owner occupied units.

Low Income Tax Credits represent the federal government's largest effort to assist in the development of housing affordable to low-income households. The tax credits enable the owner of a rental complex which is affordable to low-income households to take an annual tax credit equal to 9 percent of the depreciable basis of the complex against the owner's federal tax obligation for up to ten years.

McKinney Act Funds/Continuum of Care

- Since 1987, programs authorized under the Stewart B. McKinney Homeless Assistance Act have been the major source of Federal funding to States, local governments, and nonprofits for meeting the needs of homeless individual and families. The Supportive Housing Program (SHP) is designed to develop supportive housing and services that will allow homeless persons to live as independently as possible. The City will continue to participate in the preparation of the Continuum of Care in hopes of procuring McKinney Act Funds for homeless activities, however the City cannot anticipate ongoing funding from this program over the 5-year program period of the Housing Element.

B. STATE PROGRAMS

California Housing Finance Agency Programs (CHFA) Home Ownership Home Improvement Program which provides low-interest financing for home purchase in every county of the state. Private for-profit and non-profit sponsors of new construction are eligible to receive loan commitments through this program.

Home Investment Partnership Program (HOME) the federal government annually awards and State of California HCD administers. HOME funds are

used to assist recipients in the areas of new construction, acquisition, rehabilitation, tenant-based rental assistance, and below-market rate interest loans and deferred loans to low-income first time homebuyers.

- *Housing Rehabilitation Program* is partially funded by HOME to provide financial assistance to low-income owner occupied and rental units for the purpose of repairing health and safety defects and general property improvements for elderly, disabled, or handicapped very low, low, and moderate-income owner occupants. Grants and/or low-interest loans are available to assist low-income rental and owner occupied units.
- *First Time Home Buyers Down Payment Assistance Program* offers down payment assistance for low and moderate-income households. The program estimates it will assist approximately 45 households during the 5-year program period.

Single Family Housing Bond Programs (Mortgage Revenue Bonds) are issued through a Housing Authority or Development Agency.

- *California Rural Gold* provides assistance to low and middle-income homebuyers to purchase homes utilizing reduced interest rates. Cal Rural Gold is funded through issuance of taxable mortgage backed securities with

continued funding based on State allocation process.

- *Mortgage Credit Certificate Program* assists low and moderate-income first time homebuyers utilizing tax credits.
- *First Time Home Buyers Down Payment Assistance Program* offers down payment assistance for low and moderate-income households. The program estimates it will assist approximately 45 households during the 5-year program period.

Low Income Tax Credits represents the state government's effort to assist in the development of housing affordable to low-income households. Tax credits enable the owner of a rental complex which is affordable to low-income households to take an annual tax credit equal to 4 percent of the depreciable basis of the complex against the owner's state tax obligation.

Federal Emergency Shelter Grants assists local government agencies and non-profit organizations to finance emergency shelters, supportive services and transitional housing for homeless individuals and families. The City has assisted and supported Federal Emergency Shelter Grant applications in the past for non-profit organizations, and is willing to assist with future applications. However, the City cannot anticipate ongoing funding from this program over the 5-year program period of the Housing Element.

LOCAL FINANCE PROGRAMS

A. LOCAL GOVERNMENT PROGRAMS

Redevelopment Low and Moderate Income Housing Fund (Low/Mod 20% Housing Set Aside) are redevelopment tax increment revenue funds used for a variety of activities benefiting low and moderate-income households. The Low and Moderate Income Housing Fund provides assistance, in the form of gap financing, to developers of affordable housing when bonds and tax credit financing assistance is not sufficient. The Low and Moderate Income Housing Funds are also used in conjunction with the HOME Program to provide match funds for the Housing Rehabilitation Program and the First Time Home Buyers Program.

City's General Fund provides financial assistance to the Roseville Homeless Voucher Program to provide assistance to Roseville homeless or those at risk of becoming homeless by providing payment of past due rent, security deposits and first months rent, past due utility bills, and emergency motel vouchers. The Salvation Army matches these program funds dollar for dollar.

B. PRIVATE PROGRAMS

Citizen's Benefit Fund-The Roseville City Council established the Citizens' Benefit Fund in 1994 with the funds received from the sale of the City-owned Roseville Community Hospital. The proceeds were placed in an interest-bearing account administered by the Finance Director with ninety percent (90%) of the interest available annually for distribution to applicants "improving the quality of life for the citizens of the City of

Roseville". The remaining ten percent (10%) is deposited back into the Citizens' Benefit Fund to augment the principal. The Grants Advisory Commission was created in 1994 to review grant applications for expenditures of the Citizens' Benefit Fund and to make recommendations to the City Council on an annual basis.

Non-Profit Corporations advocates for affordable housing, non-profit corporations may educate the community about the current and projected need for affordable housing through presentation, articles and workshops; develop and manage affordable housing for very low and low-income households that is not being provided by private developers. Non-profit firms may apply directly for state and federal housing funds to solicit funding from private sources and foundations. The Roseville Charter allows the City to sell surplus property to non-profit firms headquartered in the City without holding a competitive bid.

- *Project Go* is a locally based non-profit housing development corporation working with the City, in implementing affordable housing through the development of long term management of affordable housing. Project Go performs functions that the City are unable to undertake. Project Go offers free weatherization services for low-income households to help reduce energy bills, thereby providing a means of keeping housing affordable.
- *Other Non-Profit Corporations* such as Nehemiah Progressive Housing Corporation, Pacific Housing Inc., Community Revitalization and Development

Corporation, and the Greek Orthodox Housing Corporation have worked in conjunction with the City to build affordable housing utilizing the Low Income Tax Credits Program.

Reverse Annuity Mortgage, a home equity conversion program, where elderly homeowners may work in conjunction with local financial institutions to allow exacting equity out of their homes for repairs and as supplemental income. The City has not been involved in referring

residents to financial institutions to pursue reverse annuity mortgage programs. Instead, residents are referred to the Economic and Community Services Department's Residential Rehabilitation Program.

Private funding sources are noted as potential resources, however the City does not control private funding and cannot anticipate ongoing funding from these sources over the 5-year program period of the Housing Element.

PUBLIC PARTICIPATION

On October 11, 2001 City staff held its first public meeting to discuss the update to the City's Housing Element. Letters and e-mails were sent to over 100 service agencies inviting them to participate in the development of the 2001 Housing Element. In an effort to encourage the homeless population to participate in the update of the housing element, Homestart, a transitional shelter for homeless families in Roseville, posted the City's notice regarding the October 11, 2001 meeting on their bulletin board to notify residents of the meeting. A total of 10 participants, citizens and agency representatives attended the meeting. City staff presented a synopsis of the purpose of a Housing Element and asked that our 1992 Housing Element be updated based on the 10% affordable housing goal with the caveat if the City annexes any future property we would look at an inclusionary housing program. Meeting participants made the following suggestions:

- Legal Services of Northern California representative, Herb Whitaker, had four suggestions: 1) the City adopt rent control as part of housing development, Housing Element provision; and 2) raise the minimum wage due to disparage between housing costs and wages; and 3) offer incentives to landlords who rent to Section 8 tenants; or 4) require landlords to accept Section 8 tenants. (Noting the State of California adopted a law stating that landlords cannot discriminate against people on the basis of their income, form of the income, where they get their money).

After discussion of the pros and cons of rent control, including the lengthy process of implementation of such an ordinance and potential law suits, all participants agreed there are many questions about rent control ordinances and research would be prudent. Participants agreed the best source of information would be jurisdictions that already have rent control measures. Mr. Whitaker agreed to research rent control ordinances and requests the City place something in the Housing Element to say the City is working on this.

Regarding raising the minimum wage and requiring landlords to accept Section 8, Mr.

Whitaker would like the City Council to consider these options to increase affordable housing in Roseville.

- St. Vincent de Paul representative, Charlotte Maginnis, shared their experience at St. Vincent de Paul of finding landlords, especially multi-family complexes, who will take Section 8 tenants with a bad credit or rental history. In order encourage landlords to rent to persons with bad credit or rental histories, St. Vincent de Paul enters into a lease agreement with the landlord requiring the tenant/tenants to remain in the self-management program at St. Vincent de Paul during the period of the lease agreement. City staff noted the Section 8 Program no longer offers assurance to landlords with certificates to recover cost of damages that the landlord incurs due to financial damages.

Meeting participants agreed a Tenant Integrity Program, to re-educate Section 8 clients with bad credit or rental misconduct, may be an effective tool to get landlords to consider accepting program graduates as tenants who has remedied previous rental violations.

Another alternative discussed was the formation of a fund, by non-profit agencies in the business of finding housing for graduates from transitional housing programs or tenants with bad rental histories, to provide financial security for landlords in case tenants don't perform the landlord's expenses are recoverable.

- Placer County Health and Human Services representative, Kathie Denton, stated Placer County is looking for potential sites for Single Residence Occupancy rental units for mentally challenged individuals. Ms. Denton stated the Department of Health and Human Services would be willing to provide on-site services for its clients. Ms. Denton will follow up with the City's Economic and Community Services Department.
- Independent Living Advocacy Resources representative, Rose Ware, would like to see more affordable housing for very low-

income households without age restrictions and more rehabilitation of older homes in Roseville.

- The group at large was supportive of mandating an inclusionary housing program, with the affordable housing goal above 10%, if property west of Fiddymont Road is annexed into the Roseville City limits. Participants were in favor of the City adopting a mandatory Business Participation Program (Non Residential Construction Fee) to assist in the development and retention of affordable housing.

At the conclusion of the October 11, 2001 meeting City staff encouraged participants to forward any further ideas or comments to the City's Economic & Community Services Department. The City's public participation process included an opportunity for regional and local agencies, the homeless, and local residents to comment on the updated to the Draft Element by noticing the availability of the draft update to all members of the Placer Greater Collaborative (April 1, 2002), placing public notices in The Press Tribune and El Hispano newspapers, followed by a letter to service agencies and non-profit organizations on the City's service agency and non-profit mailing list. On April 19, 2002, Mr. Whitaker from Legal Services of Northern California forwarded information on rent control/tenant stabilization programs to the City.

In addition, on May 10, 2002, Legal Services of Northern California sent written comments to the City concerning the City's initial draft to the Housing Element update dated March 22, 2002. Legal Services of Northern California's expressed concerns on the subject of suitable homeless shelter sites, constraints to housing for persons with disabilities, and the public participation process. Legal Services comments have been taken into consideration and addressed in this draft revision of the update to the Housing Element.

On September 9, 2002 the City held its last informal public meeting to discuss the Revised Draft Housing Element Update. Letters and e-mails were sent to 100+ service agencies utilizing the Placer Greater Collaborative Roster, Economic and Community Services Department's service agencies and non-profit

organization mailing list, the Building Industry Association, and the City's website to announce the availability of the Revised Draft Housing Element Update and the September 9, 2002 public meeting. In addition to the above mentioned contacts methods, the City ran ads in the Press Tribune and El Hispano newspapers, and on the City's Government Access Channel 11.

All participants of previous Housing Element public meeting on October 11, 2001, were mailed a copy of the Revised Draft Housing Element Update. Otherwise, copies of the Revised Draft Housing Element Update were available by request from the Economic and Community Services Department, on the City's website, or were on display at the public libraries and the Economic and Community Services Department.

As a result of the September 9, 2002 public meeting, participants made the following suggestions:

Mr. Boudier requested the City rename the Resident Shelter Map (Figure X-1) to be titled Permitted Zoning Districts for Temporary Residential Shelters. City staff has changed the map accordingly.

Placer Independent Resource Services (PIRS) and Legal Services of Northern California representatives, Mark Bledsoe and Herb Whitaker, requested a meeting with City staff from the Planning Department to clarify questions they had regarding the City's current undertaking of addressing reasonable accommodation to the City's zoning ordinance and the City's Temporary Resident Ordinance. The meeting was scheduled for September 23, 2002.

Another discussion involving the Placer County 2002 Homeless Census transpired during the September 9, 2002 public meeting. Participants were interested in including the census data in the Housing Element. In the absence of a formal "gaps analysis" as a result of the census, participants agreed the City should add to its Housing Element the Executive Summary of the census as Appendix 3-F to represent the minimum number of homeless persons in the survey area.

1992 HOUSING ELEMENT REVIEW

The City of Roseville staff has determined that the policies, action plans, and programs that were established in the 1992 Housing Element have been effective in providing affordable housing for the City of Roseville and will continue to be effective and efficient in the new 5-year program period of the Housing Element.

This component of the Housing Element examines policies, implementation measures and specific programs included in the 1992 Housing Element and determines their effectiveness. In general, the policies and implementation strategies included in the 1992 Housing Element remain the same except for the addition of the HOME Investment Partnership Program in September 1999.

The City's aggressive affordable housing program continues to utilize as many affordable housing tools as possible to help meet the goals it has established. Unless otherwise specified, the programs not implemented since 1992 continue to be important potential sources of affordable housing assistance and will remain in the Housing Element for possible future use. These programs may be implemented if the need for the program exists and sufficient resources are available.

The following is a summary of the City's progress in meeting priorities identified in the 1992 Housing Element:

10% Affordable Housing Goal – The City of Roseville adopted the 10% Affordable Housing Goal in 1988. The 10% Affordable Housing Goal has proven to be effective in production of affordable housing, and will remain in effect for new development of all new residential properties planned for 4+ units within the City. Undeveloped residential parcels planned for 4+ units are also subject to the 10% affordability requirement if the property owner requests an amendment to change residential density, requests and amendment to residential use from another use, or requests and amendment from residential to a non-residential use. Property owners whose undeveloped parcels are amended from residential to a non-residential use are subject to in-lieu fees to compensate for the loss of affordable housing units. The AHG identifies 25% of the 10% AHG to consist of

purchase housing affordable to middle-income households and the remaining units under the AHG to be divided as follows: 60% to very-low income; and 40% to low-income households.

Since 1988, the city has met or exceeded the 10% Affordable Housing Goal by approving 21,623 residential housing units of which 2,323 are affordable housing units (approximately 11%).

Redevelopment Agency - In November 1989, the Roseville City Council adopted a Redevelopment Plan to establish the City's original Redevelopment Project Area. In September 1998, the Roseville City Council adopted the Roseville Flood Control Redevelopment Project Area. The Agency has set aside 20% of all Tax Increment Revenues from each Redevelopment Project Area to be used in improving and increasing, and preserving the supply of housing affordable to very low, low, and moderate income persons and families. These funds are referred to as the Low and Moderate Income Housing Fund.

- **Low and Moderate Income Housing Fund (Low Mod Fund)** –The Low Mod Fund represents the City of Roseville Redevelopment Agency's primary financial mechanism for use in assisting very low, low, and moderate income households with housing needs.

The Agency augments the Low and Mod Fund by applying for funds from local, state, and federal housing programs.

The Agency began receiving cash flow to the Low and Mod Fund from the original Redevelopment Project Area during fiscal year 1990/1991 and from the Flood Control Redevelopment Project Area in fiscal year 1999/2000. During fiscal year's 1991/1992 through 2000/2001, the Roseville Redevelopment Agency has received to its Low and Mod Fund approximately \$1,332,261 from Tax Increment Revenue.

Fiscal years 1995/1996 through 1999/2000 the Agency utilized \$446,200 from the Low and Mod Fund as match monies to secure HOME funds. The City has utilized

approximately \$3,500,000 in HOME and CDBG funds to assist the City's Housing Rehabilitation Program and First Time Home Buyers Down Payment Assistance Program. Fiscal years 1996/1997 through 1999/2000 the Agency loaned \$163,940 to assist nine home buyers through the First Time Home Buyers Down Payment Program. Fiscal years 1998/1999 and 1999/2000 the Low and Mod Fund contributed \$87,000 to the Affordable Senior Complex Sutter Terrace in the form of fee deferrals.

AFFORDABLE PURCHASE HOUSING PROGRAMS

The following programs increase the opportunities for low and middle-income households to become homeowners, which will improve their long-term economic conditions while freeing up rental housing for other low-income households.

- **First Time Home Buyers Down Payment Assistance Program (DPAP)**-The City of Roseville has been successfully operating a First Time Home Buyer Program, in the form of down payment assistance (deferred loans at zero percent), for low income households, since 1994. The program is funded primarily through the State Department of Housing and Community Development (HCD) administered HOME Program, the Low and Mod Fund, and a one-time grant for \$240,000 in CalHome funds. Since fiscal year 1995/1996 the Agency has contributed \$446,200 as match money from the Low and Mod Fund for the First Time Home Buyers Program. The annual goal identified in the Consolidated Plan is to assist 9 households through the DPAP. During the Program Year 2000/2001 11 low income homebuyers were assisted.
- **Mortgage Credit Certificate Program (MCC)** – The Mortgage Credit Certificate program allows the City to continue to assist low and middle income households with home purchases. The City of Roseville is an entitlement jurisdiction for Community Development Block Grant funds and is eligible to apply for Mortgage Credit Certificates. In the five years preceding the 1992 Housing Element the City received

approximately \$6,000,000 in Mortgage Credit Certificates. The annual goal identified in the Consolidated Plan is to assist 12 households through the MCC Program. During the Program Year 2000/2001 the City assisted 16 households, of which 11 households were low-income.

RENTAL ASSISTANCE PROGRAMS

- **Section 8** – The City continues to offer rental assistance to very-low income households. The program is administered by the Roseville Housing Authority (RHA) and funded with current Section 8 Rental Assistance contracts. Over the past 5 years the Roseville Housing Authority has maintained an average lease up rate of 96%. A total of 562 vouchers are allocated to the Roseville Housing Authority.

According to the City's Public Housing Authority plan for fiscal years 2000 through 2004, the Roseville Housing Authority expects to:

- Achieve and sustain a lease up rate of 95 to 98% of available rental vouchers.
- Improve the Section 8 Management Assessment Program score in order to become a "high performance" housing authority.
- Implement an aggressive outreach program to attract new landlords to participate in the Section 8 program.
- Assist Legal Services of Northern California in informing Section 8 applicants/participants and landlords about fair housing issues, by hosting at least 2 housing workshops.
- Cooperate with the Placer Independent Resource Service to identify all of the handicap accessible units within the housing authority's jurisdiction and the Placer County area.
- Mainstream Program –The City will apply for Section 8 Vouchers in conjunction with the Mainstream Program to target rental assistance for persons with

disabilities. Mainstream Program Vouchers are allocated on a lottery basis. The City is hopeful it will receive 50 Vouchers in connection with this program.

- Section 202 – In the five years preceding the 1992 Housing Element Section 202 provided financing for the Manzanita 63 unit senior housing development. The City remains supportive of non-profit housing corporations interested in Section 202 and recently received an inquiry into a Section 202 Project for the development of a 59 unit complex.

RESIDENTIAL HOUSING REHABILITATION PROGRAMS

- **Residential Housing Rehabilitation Program** – Considered a key component in the City's affordable housing strategy because it provides a means to preserve Roseville's housing stock affordable to very low and low-income households. The City began the Residential Housing Rehabilitation Program in 1980 and has utilized approximately \$5,000,000 in Community Development Block Grant (CDBG) and HOME funds, fiscal years 1991/1992 through 2000/2001, for low interest loans and/or grants to owners of owner occupied and renter housing. For program year 2001 the City received a one-time grant for \$260,000 in CalHome funds for the Residential Housing Rehabilitation Plan. The Consolidated Plan identified an annual goal of assisting 12 households. During The 2000/2001 Program Year the City assisted 23 low and very low-income households. Since 1992 the City has assisted 180 residential housing units through the Residential Housing Rehabilitation Program.

The Housing Rehabilitation Program provides grants up to \$5,000 for low-income elderly disabled homeowners and low interest and deferred loans up to \$40,000 to low-income homeowners. Deferred loans become due and payable if the property changes title, changes use or upon sale. There is no way of predicting the amount of

program income the City may receive from the deferred loan program, however any program income received during any fiscal year will be allocated back to the Residential Housing Rehabilitation Program and used for deferred loans.

- **Lead Paint Abatement Program**—Lead-based paint hazard reduction activities undertaken for all federally funded housing programs including: Section 8 Rental Assistance; Housing Rehabilitation Program; First Time Home Buyers Down Payment Assistance Program. If an inspection reveals a potential hazard exists, the City will require the mitigation or removal of the lead based paint hazard in accordance with HUD guidelines.

Given costs to address the lead based paint hazards could be significant and may deter property owners from participating in the City's low income housing programs, the City has allocated CDBG funds to a Lead Based Paint Hazard Reduction Program. Through this program the City is providing grants and loans for inspection and abatement costs to owners of properties where lead based paint hazards have been identified. During the 2000/2001 Program Year 17 households were assisted.

- **Paint Program**—This is an ongoing program first funded in 1995/1996 fiscal year to provide \$400 vouchers for the purchase of exterior house paint. The Consolidated Plan set an annual goal of assisting 20 households. During 2000/2001 Program Year 45 households were assisted.
- **Handyman Program** – This is an ongoing grant program first implemented in April 1999 to target seniors in need of minor home repairs. The program was the result of public input, which identified a need for such a program in Roseville. To date a total of \$14,401 has been expended and 140 seniors assisted. The City anticipates assisting 100 seniors in Fiscal Year 2001/2002. Senior homeowners may be referred to the Residential Housing Rehabilitation Program for assistance if funds are low or needed repairs exceed the scope of the Handy Man Program.

HOMELESS PROGRAMS AND ACTIVITIES

- **Placer Consortium on Homelessness and Affordable Housing** – In an effort to support the collaborative effort, the City will continue to allocate staff time to attend monthly Placer Consortium on Homelessness and Affordable Housing meetings and maintain a lead role in the Continuum of Care process.

The City, as part of the cooperative effort with Placer County, worked with over 80 service agencies represented by the Placer Greater Collaborative, and the BEST STEP Housing Collaborative developed the 2000 Homeless Continuum of Care for Placer County which was submitted May 31, 2000. This collaborative effort is a result of a recommendation from the Department of Housing and Urban to allow for a more competitive funding application and to maximize and leverage funding and resources. The 2000 Continuum of Care included applications for expansion of case management services for Roseville Home Start, Placer Women's Center/PEACE for Families and the Lazarous Project. All three are transitional Housing Programs. Home Start services homeless families, Placer Women's Center serves battered women and children and the Lazarous Project serves single adult males. The 2000 Continuum of Care was not successful in procuring funds.

The City and the Placer Consortium on Homelessness and Affordable Housing developed the 2001 Homeless Continuum of Care for Placer County, which was submitted on May 31, 2001. One project was identified for funding selection: Placer Women's Center/Peace for Families. The applicant requests funding for rental assistance for domestic violence victims and disabled households. Awarding of Continuum of Care funds will be announced later this year.

- **Emergency Winter Shelter Program**- Operated at the Roseville Armory from 1988/89 through 1993/1994 to shelter homeless families and individuals. The City contributed \$107,866 in local funds to sponsor the program. The Roseville and Placer County Homeless Voucher Programs have replaced the Emergency Winter Shelter Program.

- **Homeless Voucher Programs** - The Roseville Salvation Army has successfully administered the Roseville Homeless Voucher Program year round beginning October 15, 1997, in addition to administering the Winter Homeless Voucher Program during the 1994/1995 and 1996/1997. The Roseville Homeless Voucher Program was designed by City staff and Roseville Salvation Army to provide payment of past due rent, security deposits and first months rent, past due utility bills, and emergency motel vouchers for Roseville residents who are homeless or about to become homeless.

The program provides for City reimbursement to the Salvation Army dollar for dollar for the direct costs of providing program services to eligible homeless persons, with maximum City reimbursement of \$1,000 to any person or single household. The City's annual financial participation is capped at \$15,000.

The Roseville Homeless Voucher Program during 1999/2000 was able to assist St. Vincent de Paul with reimbursements for eligible activities for several Roseville residents via Salvation Army.

The City has contributed \$75,992 in local funds to the Homeless Voucher Programs since December 1994. The Consolidated Plan set a goal of assisting 15 homeless households annually. During the 2000/2001 Program Year 160 households were assisted.

In addition Roseville Salvation Army is the administering agency, countywide, for the Placer County Winter Homeless Voucher Program funded by Placer County. The Roseville and Placer County Winter Homeless Voucher Programs were designed as an alternative to the Emergency Winter Shelter Program.

- **Roseville Home Start Incorporated** - The only non-profit transitional housing corporation in Placer County serving homeless families with children. Home Start provides living accommodations, parenting classes, mentoring, education and case management services to families who are coming out of homelessness and who are striving to find stable and productive lives.

Beginning May 1991 through November 2000 the City of Roseville contributed \$1,064,191 in local, state, and federal funds to assist Home Start with lease payments, operating costs, emergency shelter, and Section 8 Program Vouchers. Currently there are 37 Section 8 Program Vouchers allocated for Home Start graduates.

In 1999 Home Start provided over 2,080 hours of case management services and in excess of 32,000 shelter nights for over 50 families. According to Home Start staff approximately 70% of families who completed their individually designed programs were successful in achieving self-sufficiency.

- **Salvation Army-** Beginning in July 1998 through 2001/2002, the City's Grants Committee has assisted the Salvation Army with an additional \$30,630 in shelter assistance and meals.
- **Lazarous-Project, Inc.-** Is a Placer County based multi-service organization providing transitional housing and supportive services to homeless individuals. In July 2001, the City's Grants Commission assisted Lazarous with a \$1,500 grant.

JOINT VENTURES

- **Non-Profit Housing Corporations** – Since 1992, the City has worked in conjunction with Project Go, Nehemiah Progressive Housing Corporation, Pacific Housing Inc., Community Revitalization and Development Corporation, and the Greek Orthodox Housing Corporation to build affordable housing utilizing the Low Income Tax Credits Program. During this time the City working with the non-profit housing corporations have constructed 1,023 affordable family and senior units.
- **Housing Revenue Bonds** – Since 1992, the City has joined with California Statewide Communities Development Authority and the Association of Bay Area Government's Finance Authority to assist developers with tax exempt bond financing.

- **Self-help Housing Project**– Prior to the 1992 Housing Element City staff had been working with several non-profit organizations, such as Rural California Housing Corporation, to develop a Self-Help subdivision. The City would support a Self-Help Housing Project if an interest were presented.

AFFORDABLE HOUSING POLICIES

- **Affordable Housing Disbursement** – The vast majority of new affordable housing continues to be developed within the Specific Plan Areas in Roseville. The Specific Plan Areas are bound by development agreements to specify affordable housing locations. These agreements ensure affordable housing is dispersed throughout the City.
- **Business Community Participation Program**– Since the adoption of the previous Housing Element in 1992, the City has not pursued the development of a program to allow for business sector participation in achieving the 10% Affordable Housing Goal. The City plans to consider a Business Community Participation Program to assist in the development and retention of affordable housing.
- **Female Heads of Household** – Assistance for female heads of households is available through the Section 8 Program for rental assistance and the First Time Homebuyers Down Payment Assistance Program for purchase assistance. The First Time Home Buyers Down Payment Assistance Program allows displaced homemakers to qualify as first time homebuyers.
- **Three-Plus Bedroom Rental Units for Large Families** – The City continues to encourage private developers to provide housing for larger families through the use of Low Income Housing Tax Credits and Tax Exempt Bond Programs. Since 1992 the City has entered into Affordable Housing Agreements to provide 271 three bedroom and 48 four bedroom multifamily rental housing units. In an effort to alleviate overcrowding, the City's Housing Rehabilitation Program permits room

additions to owner occupied low-income households.

- **Neighborhood Renovation Program** – The primary goal of the Neighborhood Renovation Program is to assist residents in stabilizing their neighborhoods and to encourage new investment in these areas. An integral component of the Central Roseville Revitalization Program to repair homes and supportive infrastructure improvements. The Neighborhood Renovation Program currently assists 6 neighborhoods, which are affected due to general deterioration of the housing stock and infrastructure, and/or crime, drugs, and gang activity.
- **Neighborhood Association Programs**– In general, the City's older neighborhoods contain the most of the affordable housing. In 1993, the Roseville Neighborhood Policing Unit's organized neighborhood associations in three targeted neighborhoods to decrease crime, physically clean the neighborhoods, and to improve the unique quality of life within each neighborhood.

Since that time, 25 more neighborhoods joined the association and have incorporated as a non-profit "umbrella" organization known as the Roseville Coalition of Neighborhood Associations (RCONA). Each residential neighborhood association has at least one police officer assigned with additional City support through the Neighborhood Services Division.

Roseville Police Department will receive the national 2001 Community Policing Award from the International Association of Chiefs recognizing the Department's citywide neighborhood services unit and the formation of RCONA.

IMPLEMENTATION MEASURES

- **Barriers to Affordable Housing** – The City of Roseville has developed the following strategies to minimize the negative effects of the following public policies and/or processes that serve as barriers to affordable housing,

Permit and Fees – The City will continue to provide deferrals as incentives to construct affordable housing and set fees based on actual service impacts of new developments.

Subdivision Standards – The City will continue to allow alternative standards, which reduce development cost, aid in the production of affordable housing, and yet meet acceptable health, safety, welfare, and aesthetic needs of the City.

Land Use Controls – As stated in the 1992 Housing Element the City provided incentives to developers to propose mixed density developments, including some higher density residential uses which can meet low and moderate-income housing needs while still meeting overall level "C" traffic standards. Recently the City revised the overall level of traffic standards to allow certain intersections within a half mile of freeway interchanges in the infill area to operate at a level "D" on a case by case basis with City Council approval as an incentive for developers to propose mixed density developments, including some higher density residential uses which may meet low and moderate-income housing needs.

Municipal Bond Financing – Since 1992, the City has joined with California Statewide Communities Development Authority and the Association of Bay Area Government's Finance Authority to assist developers with tax exempt bond financing to assist in the development of Affordable Housing.

- **Density Bonus Program** - In May 1989, the Roseville City Council adopted a Density Bonus Ordinance to establish parameters for granting Density Bonus Units. The City continues to encourage the use of the Density Bonus Program to assist in the development of affordable housing.
- **Second Unit Ordinance** – In November 1989, the Roseville City Council adopted a Second Unit Ordinance which state second units are permitted in R-1, RS, and RMU areas upon the acquisition of a conditional use permit. The City continues to offer the

Second Unit Ordinance to assist in the development of affordable housing.

- **Condominium Conversion Ordinance** – In May of 1989, the Roseville City Council adopted a Condominium Conversion Ordinance which states, rental units cannot be converted to condominiums unless the vacancy rate is greater than 5 percent. No condominium conversions have occurred in the City.
- **Development Agreements** – The City continues to require development agreements within the Specific Plan Areas to insure a minimum of 10 % of all new housing units built in the Specific Plan Areas are affordable to lower-income households.
- **Streamline Project Processing** – To expedite project facilitation and provide internal support to project applicants the City established the Project Processing Manager position within the Community Development Department in 1999. The Project Processing Manager acts as a liaison between project applicants, development community, Chamber of Commerce, and City staff to continually assess the City's existing project processing system and identify short-term and long-term areas for improvement of the plan check process.
- **Land Banking** – An active land banking program has not been created. This program was proposed prior to the City instituting the Specific Plan process. The City has found the Specific Plan process and the 10% Affordable Housing Goal as an effective means of providing for affordable housing sites.
- **Mixed Use Development** – The City continues to support the development of mixed- use projects. Although mixed-use developments in Roseville have been limited the City feels these types of projects are an effective way of reducing commute time and will continue to encourage mixed-use projects with the development community.

FUNDING MECHANISMS

- **Community Development Block Grant (CDBG)** – In the five years preceding the

1992 Housing Element the City received approximately \$1,000,000 in CDBG funds. Since 1992, the City has received approximately \$4,250,000 in CDBG funds to assist program administration and planning, new construction of affordable housing, housing rehabilitation, improvements to public facilities, interim assistance, removal of architectural barriers, and financial support of public service agencies.

- **HOME Investment Partnership Program (HOME)**-In 1994, the City began participation in the HOME Program administered by the State of California Housing and Community Development Department (HCD) for the creation and maintenance of affordable housing. Fiscal years 1994/1995 through 2000/2001 the Redevelopment Agency's Low and Moderate Income Housing Fund utilized \$446,200 in matching funds to secure \$3,500,000 in HOME funds, of this amount the First Time Home Buyers Down Payment Assistance Program received \$2,000,000 and the Residential Rehabilitation Program received \$1,500,000.
- **CalHome**-The City received a \$500,000 "one-time" grant from the HCD CalHome program for year 2001. The First Time Home Buyers Down Payment Assistance Program received \$240,000 and the Residential Housing Rehabilitation Program received \$260,000 of the CalHome funds.
- **Low Income Housing Tax Credits** – Since 1992 the City has worked with non-profit and for-profit developers to construct 1,023 affordable housing units for families and seniors. The City will continue to encourage developers to utilize the Low Income Housing Tax Credits Program.
- **Mortgage Revenue Bonds** – The City will continue to utilize the Housing Authority or the Redevelopment Agency as a vehicle to ensure Mortgage Revenue Bonds to encourage private for-profit and non-profit developers to construct new affordable rental housing. Developers in Roseville have not shown a great deal of interest in Mortgage Revenue Bonds.

- **Article 34 Referendum** – The City has not pursued Article 34 authority. However, if

during the implementation of the City's affordable housing programs, it becomes apparent that direct City involvement is required to successfully complete a project, it shall place an Article 34 referendum on the next scheduled ballot for voter approval.

- **Reverse Annuity Mortgage** – The City has not established a Reverse Annuity Mortgage program. The City will work with any qualified organization that wishes to develop a program of this type.
- **Savings Associations Mortgage Company (SAMCO)** – The City will continue to encourage private for-profit and non-profit developers to construct affordable rental housing utilizing the SAMCO Program. In 1992 Project Go utilized \$2,315,483 in SAMCO financing for the 50-unit Maidu Village Senior complex.
- **The Citizens' Benefit Fund** - utilizes interest payments on funds received from the sale of the City-owned Roseville Community Hospital to Sutter Health. The Grants Advisory Commission reviews grant applications for expenditures and makes grant recommendations on an annual basis to improve the quality of life for the residents of the City of Roseville. A portion of the Citizen's Benefit Fund awards assist local non-profit organizations program's to help low-income households and homeless individuals with transitional shelter program supportive services, medical supplies, new clothing for children, baby food and supplies, fresh meats and vegetables. To date the Citizens Benefit Fund has granted approximately \$500,000 to local non-profit agencies.

FAIR HOUSING ACTIVITIES

- **Affordable Housing Education Campaign** – The City will to continue to contract with Legal Services of Northern Californian to provide Fair Housing Counseling workshops for Roseville landlords/property owners and tenants. Advertisements will be placed in the local newspaper and the citywide quarterly newsletter published by the City to notify the public of the availability of fair housing information and referral services

through the Housing and Redevelopment Department. Continuation of outreach efforts in Spanish regarding the availability of housing programs and activities including the First Time Home Buyers Down Payment Assistance Program, Residential Housing Rehabilitation Program, and Section 8 Rental Assistance. Outreach to Section 8 landlords informing them of fair housing issues and workshops/seminars available to deal with fair housing law. In addition, Legal Services of California will provide Fair Housing Counseling to Roseville residents.

ANTI POVERTY STRATEGY

Family Self-Sufficiency Program - The City will continue to actively recruit new Section 8 households to participate in the Family Self-Sufficiency Program. The City currently has an obligation of 32 families to the Family Self-Sufficiency Program.

1992 HOUSING ELEMENT ACTION PLANS

As stated in the 1992 Housing Element, "the City has not taken advantage of the following action plans, but will as soon as appropriate opportunities and resources become available." The following is a summary of the City's progress:

- Inventory of residential units in commercial and/or industrial zones and downzone to residential where appropriate - This action plan has not had been implemented due to lack of interest in the development community to construct affordable housing within commercial/industrial areas of the City.
- Housing Finance Plan – Developed since the 1992 Housing Element, the Housing Finance Plan includes the utilization of in-lieu fees and deferred fees to be used in conjunction with other Federal, State, and City programs to assist with financing affordable housing within the City.
- Inventory of residential areas with densities below R-20 within the City - Inventory of all residential areas with densities below R-20 has been completed.

- Identification of sites for manufactured housing – All land within the City is included in Specific Plan Areas. The development community has elected to construct permanent housing vs. manufactured housing on the land they have acquired.

As stated in the 1992 Housing Element, “the City has not taken advantage of the following programs, but will as soon as appropriate opportunities and resources become available.” The following is a summary of the City’s progress:

- Federal Home Loan Bank Board – The City has not taken advantage of the Federal Home Loan Bank Board.
- HCD Predevelopment Loan Program – According the HCD staff this program is now referred to as the Urban Predevelopment Loan Program and the City has not taken advantage of the program.
- HCD Rental Construction Program – According the HCD staff this program is now referred to as the Multi Housing Program and the City has not taken advantage of the program.
- HCD Residential Hotel Program - According the HCD staff this program no longer exists.
- HCD Deferred Loan Program - According the HCD staff this program no longer exists.
- HCD Self Help Housing Program – Program still exists under the same name, the City has not taken advantage of the program.
- HCD California Home Ownership Assistance – Also referred to as CalHome, the City has taken advantage of this program.
- California Housing Trust Fund – According to staff at HCD, HUD, and California Housing and Finance Agency they have no knowledge of a program called the California Housing Trust Fund.
- Section 312 - According to staff at HCD, HUD, and California Housing and Finance Agency they have no knowledge of the Section 312 Program.

- Section 8 Moderate Rehabilitation - Program still exists under the same name, the City has not taken advantage of the program.

MONITORING PROGRAMS

This section examines the extent to which the City has performed its monitoring functions.

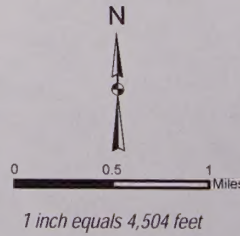
- Affordable Housing Development Agreements (AHDA) and Specific Plan Area (SPA) Annual Monitoring Reports – The City continues to annually monitor the affordable housing development agreement for each SPA and report the findings to the City Council. SPA compliance with the affordable housing goal is reviewed as part of the monitoring process.
 - Housing Price/Rental Rate Surveys - The City’s Housing Supply Report contains housing price/rental rate surveys and an affordability analysis. Since 1992 the City has produced three Housing Supply Reports; 1993, 1996, and 2000.
 - Yearly Affordable Housing Analysis – The City performed this analysis as part of the Housing Supply Reports; 1993, 1996, and 2000.
 - Employer Survey -The employer survey has been replaced with an annual demographic, development, and employment profile produced by the City Manager’s staff.
 - Annual Report on Housing Needs – The City continues to utilize census data in identifying housing needs and recognizes the number of units and rents do not provide sufficient affordable housing low enough to meet the needs of the City’s households.
- The City continues to focus its efforts on producing affordable purchase and rental housing construction through its 10% Affordable Housing Goal (AHG). Each year the City’s Housing Agency produces an update to measure the City’s progress in meeting its 10% Affordable Housing Goal. The 10% Affordable Housing Goal Update will replace the Annual Report on Housing Needs.
- Median Income Figures – The City obtains these figures every year from HUD.

FIG. X-1

ROSEVILLE 2020
*Permitted Zoning Districts For
Temporary Residential Shelters*

 Permitted Zoning Districts

Note:
Map to be used in association with the
Temporary Residential Shelter Ordinance
defined in Chapter 19.38 of the Roseville
Zoning Ordinance.
The ordinance establishes the requirements
and standards for the location and operation
of a Temporary Residential Shelter.



XI. GLOSSARY



2020

A to Z

GLOSSARY OF TERMS

Acre-foot. Quantity of water covering an acre to a depth of 12 inches; units of measurement used in water contracts; an acre-foot is equal to 326,000 gallons.

Affordability. The maximum percentage of income determined to be appropriate for allocation to housing needs.

Homeowner household - Housing costs of middle to above moderate-income households should not exceed the maximum percentage of gross income allowed by mortgage lenders for qualifying home buyers, estimated at 35 percent; maximum housing costs for low-income households, including principal, interest, taxes, and insurance, should not exceed 30 percent of gross household income.

Renter household - Maximum rent for very low and low-income households should not exceed 30 percent of gross household income; maximum rent for middle-income households should not exceed 35 percent of gross household income; moderate and above moderate-income households are determined not to require rental housing assistance and should pay whatever they decide to be appropriate.

Annex. To incorporate a land area into an existing district or municipality with a resulting change in the boundaries of the annexing jurisdiction.

Archaeological. Relating to the material remains of past human life, culture, or activities.

Article 34. This reference is a provision in the State Constitution that requires that voter approval must be obtained before any public entity undertakes programs to own, manage, or finance housing where more than 49 percent of the units are set aside specifically for those in the low-income category.

Ambient Air Quality. The atmospheric concentration (amount in a specified volume of

air) of a specific compound as actually experienced at a particular geographic location that may be some distance from the source of the relevant pollutant emissions.

Ambient Noise Level. The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environment noise at a given location.

Assisted Unit. A housing unit that is currently bound, as a result of receiving financial assistance by federal, state or local regulations, to remain affordable to lower-income households.

Assumptions. Assumptions are conditions, events, or forces that are expected to exist or occur no matter what we do in a particular planning effort.

Attainment Area. An area that is in compliance with the national and/or California ambient air quality standards for a particular pollutant.

Best Available Control Technology (BACT). The most stringent emission limit or control technique that has been achieved in practice that is applicable to a particular emission source.

Bikeways. A term that encompasses bicycle lanes, bicycle paths, and bicycle routes.

Capital Improvement Program (CIP). A program, administered by a city or county government, that schedules permanent improvements, usually for a minimum of five years into the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually for conformance to and consistency with the general plan.

Carbon Monoxide (CO). A colorless, odorless gas resulting from incomplete combustion of fossil fuels. CO interferes with the blood's ability to carry oxygen to the body's tissues and results in numerous adverse health effects.

CNEL. Community Noise Equivalent Level. The average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.

Condominium. The legal arrangement in which a dwelling unit in an apartment building or residential development is individually owned but in which the common areas are owned, controlled, and maintained through an organization consisting of individual property owners.

Congestion Management Plan (CMP). A mechanism employing growth management techniques, including traffic level of service requirements, standards for public transit, trip reduction programs involving transportation systems management and jobs/housing balance strategies, and capital improvement programming, for the purpose of controlling and/or reducing the cumulative regional traffic impacts of development. AB 1791, effective August 1, 1990, requires all cities and counties that include urbanized areas to adopt, by December 1, 1991, and annually, update a Congestion Management Plan.

Conservation. The maintenance of housing affordability through the use of various programs aimed at either reducing rents or preventing the units from being converted to uses other than affordable housing.

Consistency. Consistency of a proposed project is the degree to which it complies with the General Plan policies and overall intent of the Plan; the project must represent a balanced compliance with all of the General Plan policies.

Constraints. Constraints are physical, economic, social, or political circumstances that impede or make more difficult the response to an issue.

Decibel, Db. A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base ten of the ratio of the pressure, which is 20 micropascals (20 micronewtons per square meter).

Density. The average number of families, persons, or housing units per unit of land; usually density is expressed "per acre." Thus, the density of a development of 300 units occupying 40 acres is 7.5 units per acre.

Density Bonus. The allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision of affordable housing or preservation of an amenity at the same site or at another location.

Density Transfer. A way of retaining open space by increasing densities - usually in areas adjacent to existing urbanization and utilities - while leaving unchanged historic, sensitive, or hazardous areas.

Electric and Magnetic Fields (EMF). Electric and magnetic fields (in combination called electromagnetic fields) are found throughout nature and in all living things. Electromagnetic fields surround everything electrical, from small kitchen appliances to high-voltage power lines. There is some concern and much study being done to determine whether electromagnetic fields from overhead power lines can pose a health threat.

Emission Offsets. Enforceable emission reductions from existing sources to partially or completely offset anticipated emission increases associated with new or modified sources. Historically, emission offsets have applied to stationary rather than mobile sources.

Emission Rates. The amount of pollutants emitted during a particular period.

Floor Area Ratio (FAR). The percentage of floor area (including all floors and not just the "foot print" of a building) when compared to the lot or parcel area.

General Plan. The General Plan is a document prepared under provisions of State law that describes and documents a community's decisions concerning its future.

Greenbelt. A strip of land reserved for open space or park land between two developed areas, often providing pedestrian or bicycle connections between the developed areas.

Gross Developable Acres. The land remaining after overhead power lines and their easements, areas within the designated 100-year flood plan, and any lands not designated for residential uses are subtracted.

Goal. An ideal future end, condition, or state related to the public health, safety, or general welfare toward which planning policies and implementation measures are directed. General expressions of community values and, therefore, somewhat abstract in nature. They are often not quantifiable, time-dependent, or suggestive of specific actions for achievement.

Gross Income. Total income before taxes or other deductions.

Group Quarter. A complex that houses non-related groups of people (e.g., orphanages, convalescent homes, etc.).

Historic. Associated with an important local, state, or national event or representing an outstanding example of an architectural period.

Housing Costs. Principal, interest, taxes, and insurance payments paid by the homeowner; rent payment and utilities paid by the renter.

Implementation. Implementation is everything that is done to carry out an adopted General Plan. Organized set of actions or activities carried out in response to adopted policy or to achieve certain objectives.

ISO (Insurance Services Office) Rating. A measure of a fire department's effectiveness in fighting area fires. This rating is based on the facilities and equipment, personnel, and quantity of water available for fire fighting.

Income Categories. The City recognizes five income categories:

Very low - Household income is 50 percent or less of the median income for a household of similar size.

Low Income - Household income is between 50 and 80 percent of the median income for a household of similar size.

Middle Income - Household income is between 80 and 100 percent of the median income for a household of similar size.

Moderate Income - Household income is between 100 and 120 percent of the median income for a household of similar size.

Above Moderate Income - Household income is greater than 120 percent of the median income for a household of similar size.

Indirect Source. A facility, building, structure, installation, or combination thereof, that generates or attracts mobile sources, thereby resulting in emissions.

L_{dn}. Day-Night Average Sound Level. The average equivalent sound level during a 24-hour day obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.

L_{eq}. Equivalent Sound Level. The sound level containing the same total energy as a time varying signal over a given sample period. L_{eq} is typically computed over one, eight, and 24-hour sample periods.

L_{max}. The maximum sound level recorded during a noise event.

L_n. The sound level exceeded "n" percent of the time during a sample interval. L₁₀ equals the level exceeded ten percent of the time (L₉₀, L₅₀, etc.).

Level of Service. A scale that measures the operating capacity likely to be encountered on a roadway or at the intersection of roadways, based on a volume-to-capacity ratio, with levels ranging from A to F, with A representing the lowest volume-to-capacity ratio and the highest level of service.

Liquefaction. Process by which loose, sandy soil with a high water content is shaken as a result of earthquake activity and loses its ability to act as a solid surface and to support structures.

Material Recovery Facility (MRF). System that will separate and recover waste products for recycling, reuse, or conversion to energy resources.

Median Income. The income level at which 50 percent of total households earn more and 50 percent of the households earn less. The Roseville General Plan uses figures for the Sacramento Metropolitan Statistical Area (SMSA), as identified by HUD, to determine income levels for the City of Roseville. Figures are updated approximately every 18 months.

Mitigate. To ameliorate, alleviate or avoid to the extent reasonable or feasible. According to CEQA, mitigations include: a) avoiding an impact by not taking a certain action or parts of an action; b) minimizing an impact by limiting the degree or magnitude of the action and its implementation; c) rectifying an impact by repairing, rehabilitating, or restoring the environment affected; d) reducing or eliminating an impact by preserving and maintaining operations during the life of the action; e) or, compensating for an impact by replacing or providing substitute resources or environments.

Mitigation Fee. A fee assessed on a source of pollutants that is based on the amount of pollutants emitted. Such a fee can be assessed either in lieu of or in addition to emission offset requirements.

Multi-Family Unit. A complex containing three or more family living units, including group quarters.

Neighborhood. An area with a distinct identity owing to natural or artificial boundaries, the character of land uses in that area, and transportation patterns. A neighborhood may or may not have precise boundaries.

Net Acre. Assumes developable land after roadways, highways, easements, and other encumbrances are extracted.

Nitrogen Oxides (NO_x). A combination of nitric oxide (NO) and nitrogen dioxide (NO₂). NO_x is typically generated during combustion processes and is a major contributor to smog formation and acid deposition.

Noise Exposure Contours. Lines drawn about a noise source indicating constant levels of noise exposure. CNEL and L_{dn} contours are frequently utilized to describe community exposure to noise.

Non-Attainment Area. An area identified by the EPA and/or the California Air Resources

Board as not meeting either the national or California ambient air quality standards for a given pollutant.

Open Space. An area with few or no paved surfaces or buildings that may be primarily in its natural state or improved for use as a park.

Opportunities. Opportunities are existing or future situations that provide an effective way to respond to an issue.

Ozone (O₃). A pungent, pale-blue reactive gas consisting of three oxygen atoms. Ozone is the product of the photochemical process involving solar energy and is a major component of photochemical smog.

Ozone Layer. A layer of ozone 12 to 15 miles above the earth's surface that helps filter out harmful ultraviolet rays from the sun. It may be contrasted with ground level ozone that forms at the earth's surface and is harmful to human health.

Ozone Precursor Emissions. The combined emissions of reactive organic gases (ROG) and nitrogen oxides (NO_x) that form in the presence of sunlight to form ozone.

Para-Transit. Refers to transportation services that operate vehicles such as buses, jitneys, taxis, and vans for senior citizens and/or mobility-impaired.

Peak Hour/Peak Period. For any given roadway, a daily period during which traffic volume is highest, usually occurring in the morning and evening commute periods. Where "F" Levels of Service are encountered, the "peak hour" may stretch into a "peak period" of several hours duration.

Planning. Planning is thinking and doing something about the future now.

PM₁₀. An air pollutant consisting of solid or liquid matter such as dust, soot, aerosols, fumes, and mists less than ten microns in size. PM₁₀ causes visibility reduction and adverse health effects.

Policy. A specific statement or principle of guiding actions that implies clear commitment but may not be mandatory. Clear statements that guide decision-making.

Pollutant Emissions. The amount (usually stated as a weight) of one or more specific compounds introduced into the atmosphere by a source or group of sources.

Reactive Organic Gases (ROG). Any gaseous compound containing carbon except methane, carbon monoxide, carbon dioxide, carbonic acid, metallic carbides, carbonates, ammonium carbonates, and halogenated hydrocarbons. ROG are one of the two classes of compounds (the other is NO_x) that are precursors to the formation of ozone.

Rideshare. A travel mode other than driving alone, such as buses, rail transit, carpools, and vanpools.

Riparian. Referring to the wildlife and vegetation associated with a river or stream.

Second Unit. An attached or detached dwelling unit that provides complete and independent living facilities ancillary to a main dwelling unit on the same premises. A second unit includes permanent independent facilities for eating, sleeping, cooking, and sanitation. Dwelling units of this type provide an affordable housing solution for small, low-income households (usually one to two persons).

SEL or SENEL. Sound Exposure Level of Single Event Noise Exposure Level. The level of noise accumulated during a single noise event, such as an aircraft overflight, with reference to a duration of one second. More specifically, it is the time-integrated A-weighted squared sound pressure level for a stated time interval or event, based on a reference pressure of 20 micropascals and a reference duration of one second.

Single Family Dwelling. A freestanding unattached dwelling or a maximum of two attached independent dwellings.

Solid Waste. Term used to describe the mixture of items discarded by agricultural, residential, and non-residential activities.

Sound Level. The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in

a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

Specific Plan. A tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include detailed regulations, conditions, programs, and/or proposed legislation that may be necessary or convenient for the systematic implementation of any General Plan elements or a portion thereof.

Sphere of Influence. All territory within an agency's existing incorporated boundaries and other areas outside its incorporated boundaries recognized by LAFCo as bearing relationship to the jurisdiction's planning efforts. Sphere of influence areas outside incorporated boundaries are considered likely to be annexed by the jurisdiction.

Special-Status Species. Plant and animal species that are typically listed (State and Federal) as endangered, rare, and threatened, plus those species considered by the scientific community to be deserving of such listing.

Traffic Model. A mathematical representation of traffic movement within an area or region based on observed relationships between the kind and intensity of development in specific areas. Many traffic models operate on the theory that trips are produced by persons living in residential areas and are attracted to various non-residential land uses.

Transit. The conveyance of persons or goods from one place to another by means of a local, public transportation system.

Transportation Control Management/Measures (TCM). Any strategy to reduce vehicle trips, vehicle use, vehicle miles traveled, vehicle idling, or traffic congestion for the purpose of reducing motor vehicle emissions. TCM is an umbrella term for parking management, traffic management, and transit management.

Transportation Systems Management (TSM). A comprehensive strategy developed to address the problems caused by additional development, increasing trips, and a shortfall in transportation capacity. Transportation Systems Management focuses on more efficiently utilizing existing

highway and transit systems rather than expanding them. TSM measures are characterized by their low cost and quick implementation time frame, such as computerized traffic signals, metered freeway ramps, and one-way streets.

Truck Route. A path of circulation required for all vehicles exceeding set weight or axle limits, a truck route follows major arterials through commercial or industrial areas and avoids sensitive areas.

Urban. In the context of development, describing higher intensity non-rural development with a high level of improvements, such as curbs, gutters, sidewalks, storm drains, underground sewer lines, paved roads, and other public improvements.

Vacancy Rate. The number of vacant units expressed as a percentage of total units. This figure serves as a general indicator in determining the adequacy of housing supply relative to demand.

Vernal Pools. Small, hardpan-floored depressions in valley grasslands that fill with water during wet winter months.

Wetlands. Lands that are transitional between earth and water systems where the water table is usually at or near the surface of the land and where the land is covered by shallow water. Wetland types include intermittent drainage systems, seasonal swales, and vernal pools.

Zero Lot Line. A type of development in which one wall of a house coincides with one of the boundaries of the parcel on which it is located.

XII. APPENDIX



2020

GENERAL PLAN APPENDIX

The General Plan Appendix Includes the Following:

Appendix 1: Adopting Resolutions

- A: City Council Resolution No. 04-39 Adopting 2004 General Plan
- B: City Council Resolution No. 03-01 Adopting Technical Amendment to 1992 General Plan
- C: City Council Resolution No. 92-321 Adopting 1992 General Plan

Appendix 2: References

Appendix 3: Housing Element Appendix

- A: Total Subsidy Calculations (Rents)
- B: Density Bonus Subsidy Value Calculations
- C: Quantified Objectives by Income Group
- D: Residential Use Type and Permit Requirements
- E: Residential, Commercial, and Industrial Zones
- F: Placer County 2002 Homeless Census Executive Summary

Appendix 4: General Plan Land Use Map

GENERAL PLAN APPENDIX

The General Plan is a long-range policy statement that guides the future development of the City of Roseville.

A General Plan is a long-range policy statement that guides the future development of the City of Roseville.

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Appendix A - General Plan

Appendix B - General Plan

Appendix C - General Plan

Appendix D - General Plan

Appendix E - General Plan

Appendix F - General Plan

Appendix G - General Plan

Appendix H - General Plan

Appendix I - General Plan

Appendix 1

ADOPTING RESOLUTIONS

RESOLUTION NO. 04-39

AMENDING THE GENERAL PLAN TO CHANGE THE TEXT AND LAND USE
DESIGNATIONS ON CERTAIN PROPERTY IN THE
CITY OF ROSEVILLE

WHEREAS, a proposal has been submitted to amend the General Plan of the City of Roseville by changing the permitted land uses on certain property located in the West Roseville Specific Plan Area; and

WHEREAS, the Planning Commission held a public hearing on the proposed General Plan amendments on October 9, 2003, November 6, 2003, November 13, 2003, December 4, 2003 and January 8, 2004; and

WHEREAS, on January 21, 2004, the City Council held a public hearing at which time the proposed amendments were considered; and

WHEREAS, on January 21, 2004, the City Council certified the Final Environmental Impact Report for the West Roseville Specific Plan and Sphere of Influence Amendment (State Clearinghouse No. 2002082057), Volumes I-VI, consisting of the Draft EIR, Technical Appendices, Text Changes and Responses to Comments ("Final EIR"); and

WHEREAS, the City Council has independently considered the significant environmental effects of the West Roseville Specific Plan and Sphere of Influence Amendment ("Project") as shown in the certified Final EIR; and

WHEREAS, the Council desires to approve said amendments to the Roseville General Plan as conducive to public interest, health, safety and welfare, and consistent with the land use practices of the City,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville as follows:

1. That the City Council hereby adopts the CEQA Findings of Fact and Statement of Overriding Considerations of the City of Roseville ("Findings"), attached hereto as Exhibit "A," on file with the City Clerk, for the Project.
2. That the City Council hereby adopts and makes a condition of the Project approval all of the mitigation measures within the responsibility and jurisdiction of the City of Roseville which are identified in the Findings.
3. That the City Council hereby adopts the Mitigation Monitoring Program for West Roseville Specific Plan and Sphere of Influence Amendment ("Mitigation Monitoring Program"), Exhibit "B" on file with the City Clerk, for the Project, for all of the mitigation measures within the responsibility and jurisdiction of the City of Roseville.

4. Having independently reviewed and analyzed the Final EIR, adopted the mitigation measures and made them conditions of approval, adopted the Mitigation Monitoring Program, and adopted the Findings, the City Council hereby amends the land use map of the City of Roseville General Plan by changing the General Plan text and by changing land use designations for certain property as shown in Appendix U of the Final EIR, attached as Exhibit "C" hereto and incorporated herein by reference; and be it

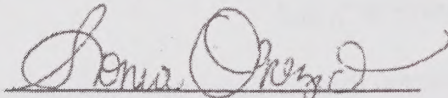
FURTHER RESOLVED, that the Planning Director is hereby directed to retain said General Plan Amendment on permanent public display in the Planning Department of the City of Roseville; and be it

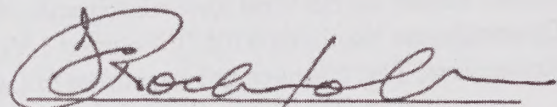
PASSED AND ADOPTED by the Council of the City of Roseville this Feb. 4, 2004 by the following vote on roll call:

AYES COUNCILMEMBERS: John Allard, Jim Gray, Gina Garbolino, and Rocky Rockholm

NOES COUNCILMEMBERS: Richard Roccucci

ABSENT COUNCILMEMBERS: None


City Clerk


MAYOR

1208 04-37

RESOLUTION NO. 03-1

AMENDMENT TO GENERAL PLAN TO INCORPORATE
TECHNICAL UPDATES

WHEREAS, since 1992 the City Council has taken actions and approvals that have affected the General Plan of the City of Roseville; and

WHEREAS, staff desired to update the Elements of the General Plan to incorporate these actions (technical updates); and

WHEREAS, on October 24, 2002 the Planning Commission held a public hearing on the proposed technical updates to the General Plan; and

WHEREAS, on November 21, 2002, a publicly noticed Study Session was held to provide additional information and an opportunity to address questions and comments from the Commission; and

WHEREAS, the technical updates do not result in any General Plan changes that have not previously been approved by the City Council; and

WHEREAS, the City Council desires to approve said technical updates to the Roseville General Plan as conducive to public health, safety and welfare, and consistent with the land use practices of the City,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that this Amendment to General Plan incorporating the technical updates of the General Plan, including the Introduction, Land Use, Circulation, Air Quality, Open Space and Conservation, Parks and Recreation, Public Facilities and Safety Elements of the City of Roseville General Plan is hereby approved and is on file with the City Clerk; and be it

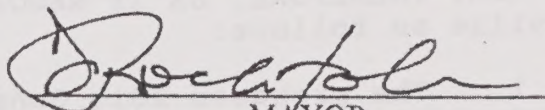
FURTHER RESOLVED, that the Planning Director is hereby directed to insert said General Plan Amendment into permanent copy of the General Plan on file with the City Clerk.

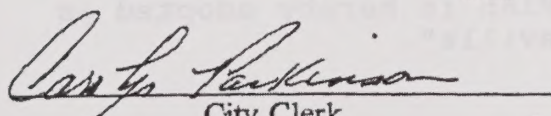
PASSED AND ADOPTED by the Council of the City of Roseville this Jan. 8, 2003 by the following vote on roll call:

AYES COUNCILMEMBERS: Earl Rush, Richard Roccucci, Gina Garbolino, Jim Gray, Rocky Rockho

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None


MAYOR


City Clerk

RESOLUTION NO. 92-321

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE
ADOPTING THE ROSEVILLE GENERAL PLAN
AND REPEALING FORMER GENERAL PLANS

WHEREAS, Section 65300 of the Government Code of the State of California provides that each City shall adopt a General Plan; and

WHEREAS, in 1977 the City of Roseville adopted a general plan which has been amended from time to time; and

WHEREAS, the said general plan has become outdated and in need of replacement; and

WHEREAS, the City Council appointed an ad hoc General Plan Committee to advise it regarding the adoption of a replacement general plan; and

WHEREAS, the General Plan Committee, Transportation Commission, Public Utilities Commission, Parks and Recreation Commission and the Planning Commission of the City of Roseville have each held numerous public hearings over a period lasting more than two (2) years at which a proposed 2010 General Plan was considered, and each has recommended that said proposed 2010 General Plan be adopted; and

WHEREAS, the City Council has held public hearings on the proposed 2010 General Plan on October 21, 1992, October 28, 1992, and November 18, 1992 at which evidence and testimony regarding the proposed 2010 General Plan was received and considered; and

WHEREAS, the City Council finds and determines that it is in the best interest of the public health, safety and welfare to adopt said proposed 2010 General Plan; and

WHEREAS, by Resolution no. 92-320, adopted November 18, 1992, the City Council has previously certified an Environmental Impact Report for the proposed 2010 General Plan pursuant to the California Environmental Quality Act:

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville as follows:

1. The proposed 2010 General Plan is hereby adopted as "The General Plan of the City of Roseville".

2. The Planning Director, is hereby directed to cause the printing and binding of the General Plan, and to file a copy thereof with the City Clerk.

3. The former general plan and all of its amendments are hereby repealed.

PASSED AND ADOPTED by the Council of the City of Roseville this 18th day of November, 1992, by the following vote on roll call:

AYES COUNCILMEMBERS: Fred M. Jackson, Harry Crabb, Jr., Mel Hamel,
Bill Santucci

NOES COUNCILMEMBERS: Pauline Roccucci

ABSENT COUNCILMEMBERS: None

Bill Santucci
MAYOR

ATTEST:

Helen Florence
City Clerk

Appendix 2

REFERENCES

1. California Department of Transportation. 2010. California High-Speed Rail Authority. <http://www.caltrans.ca.gov/highspeed/>.
2. California High-Speed Rail Authority. 2010. California High-Speed Rail Authority. <http://www.caltrans.ca.gov/highspeed/>.
3. California High-Speed Rail Authority. 2010. California High-Speed Rail Authority. <http://www.caltrans.ca.gov/highspeed/>.
4. California High-Speed Rail Authority. 2010. California High-Speed Rail Authority. <http://www.caltrans.ca.gov/highspeed/>.
5. California High-Speed Rail Authority. 2010. California High-Speed Rail Authority. <http://www.caltrans.ca.gov/highspeed/>.
6. California High-Speed Rail Authority. 2010. California High-Speed Rail Authority. <http://www.caltrans.ca.gov/highspeed/>.
7. California High-Speed Rail Authority. 2010. California High-Speed Rail Authority. <http://www.caltrans.ca.gov/highspeed/>.
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 - b. Public Facilities, January 1991
 - c. Open Space & Conservation, March 1991
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3. Roseville General Plan (1977 and other amendments)
4. Southeast Roseville Specific Plan and EIR
5. Northeast Roseville Specific Plan and EIR
6. Northwest Roseville Specific Plan and EIR
7. North Central Roseville Specific Plan and EIR
8. Del Webb Specific Plan and EIR
9. North Roseville Specific Plan and EIR
10. Highland Reserve Specific Plan and EIR
11. Stoneridge Specific Plan and EIR
12. Parks and Recreation Comprehensive Master Plan
13. Bicycle Master Plan
14. Planning Department Quarterly Reports
15. City of Roseville Zoning Ordinance

Appendix 3

HOUSING ELEMENT APPENDIX

APPENDIX 3-A

1. TOTAL SUBSIDY CALCULATIONS (RENTS)

	Market	80% Median	60% Median	50% Median	30% Median
1 Bedroom					
Market					
Rent	\$800	\$800	\$800	\$800	\$800
Units	53	43	43	43	43
Subsidized					
Rent		\$793	\$595	\$496	\$297
Units		10	10	10	10
2 Bedroom					
Market					
Rent	\$982	\$982	\$982	\$982	\$982
Units	90	72	72	72	72
Subsidized					
Rent		\$953	\$714	\$595	\$357
Units		18	18	18	18
3 Bedroom					
Market					
Rent	\$1,220	\$1,220	\$1,220	\$1,220	\$1,220
Units	7	5	5	5	5
Subsidized					
Rent		\$1,110	\$ 825	\$ 668	\$ 413
Units		2	2	2	2
Laundry (\$7.00 unit/mo.)	\$ 12,600	12,600	12,600	12,600	12,600
Gross Revenues	1,684,440	1,674,696	1,592,472	1,551,120	1,469,712
Less Vacancy Rate *(4.5%)	75,800	75,361	71,661	69,800	66,137
Net Operating Income	1,608,640	1,599,335	1,520,811	1,481,320	1,403,575
Appraised Value (8.5%)	18,925,176	18,815,706	17,891,894	17,427,294	16,512,647
Loss of Value**		109,470	1,033,282	1,497,882	2,412,529
Loss of Value per Unit***		3,649	34,443	49,929	80,418

* 2000 Census Data

** Value of market rate complex minus values of subsidized complex

*** Loss of value divided by affordable units (30).

Subsidized rent levels are equivalent to 30% of the median income for each income category.

2. SUBSIDY RANGES (RENTS)

- **3,048** units at 30% to 50% Median (Very Low-Income Units)

\$ 49,929
x 3,048
\$ 152,183,592

Required Subsidy
Units
Range

\$ 80,418
x 3,048
\$ 245,114,064

- **1,729** units at 60% to 80% Median (Low-Income Units)

\$ 3,649
x 1,729
\$ 6,309,121

Required Subsidy
Units
Range

\$ 34,443
x 1,729
\$ 59,551,947

- **1,167** units at 80% to 100% Median (Moderate-Income Units)

\$ 0
x 1,167
\$ 0

Required Subsidy
Units
Range

\$ 3,649
x 1,167
\$ 4,258,383

- Total Subsidy Range 2002–2007 (5,944 total units)

\$ 152,183,592
6,309,121
+ 0
\$ 158,492,713

Very Low-Income
Low-Income
Moderate-Income
Range

\$245,114,064
59,551,947
+ 4,258,383
\$308,924,394

- Average Subsidy

\$ 158,492,713
+ 308,924,394
\$ 467,417,107

Maximum
Minimum
divided by 2 =

\$ 233,708,553.50

3. Average Subsidy Calculations (Rents)

Very Low Income Average Rent Subsidy

\$ 80,418
+ 49,929
\$ 130,347

divided by 2 = **\$ 65,173**

Low Income Average Rent Subsidy

\$ 34,443
+ 3,649
\$ 38,092

divided by 2 = **\$ 19,046**

4. Subsidy Calculations (Purchase)

In the City's recent HOME application for affordable housing purchase, a subsidy of approximately \$25,000 for 80% of the median and \$40,000 for 60% or less of the median per purchase unit will be necessary to bring the market price of a 3 bedroom/2 bath single family detached home affordable to middle and low- income homebuyers per the following assumptions:

- Market value of the home is \$155,000 average project cost.
- Assuming 97% financing at 9% interest.
- Purchase home is a resale in an older section of the City.
- No underlying Mellow-Roos or Lighting/Landscape District assessments.

APPENDIX 3-B

DENSITY BONUS SUBSIDY VALUE CALCULATIONS

Density Bonus units have a subsidy value equivalent to the increase in Net Operating Income/unit caused by addition of the Density Bonus Unit.

Net Operating Income/unit is calculated by comparing the annual payment associated with the financing of a unit with the gross income produced by that unit.

- Using portions of a pro-forma from a recently developed project the Total Cost/unit is calculated as follows:

Total Development Costs	\$	16,781,609	
Less: Land Costs	\$	<u>922,989</u>	
Total Cost/unit	\$	15,858,620	
divided by 150 units =		105,724	Cost per unit

(Land costs will not increase with the addition of density bonus units)

- Financing associated with Total Cost/unit is based on a 30 year loan at 9% covering 100% of cost. Annual Payments on a \$105,724 loan would be \$ 10,132.
- Gross Income is derived as follows:

Mean rent (weighed)	\$ 1090 X 12 months =	\$ 13,080
Laundry	\$ 7 X 12 months =	84
Gross Income/unit/year		\$ 13,164

- Net Operating Income is equal to Gross Income – Annual Loan Payments.

Gross Income	\$ 13,164
Loan Payments	<u>- 10,132</u>
Net Operating Income	\$ 3,032

Density Bonus Units, therefore, have a subsidy value of \$ 3,032/unit.

APPENDIX 3-C

QUANTIFIED OBJECTIVES BY INCOME GROUP

	Very Low 50% or Less	Low 50% – 80%	Middle 80% - 100%	Moderate 100% - 120%	Total
New Construction	64	847	1,729	2,118	*4,758
Section 8	562	0	0	0	562
Rehabilitation Program	54	27	5	4	90
Rehabilitation Private	6	11	33	60	110
Units at Risk		109	73		182
Subtotal	686	994	1,840	2,182	5,702
Unit Conservation					
• Condominium Conversion Ordinance	5	5	10	30	50
• Project Go Weatherization	278	185	0	0	463
• Building Codes	500	1,500	1,000	1,000	4,000
• Roseville Electric Rate Discount	900	0	0	0	900
• Roseville Voucher Program	75	0	0	0	75
• Handyman Program	375	125	0	0	500
• Paint Program	20	80	0	0	100
• Down Payment Assistance Program	10	35	0	0	45
• Cal Rural Gold	20	40	0	0	60
• Reserve Unit Pool/Density Bonus	20	245	113	0	378
• Affordable Housing Agreements	67	1,024	478	0	1,569
• Hospital Fund	2,375	0	0	0	2,375
Subtotal	4,645	3,239	1,601	1,030	10,515
Grand Total	5,331	4,233	3,441	3,212	16,217

APPENDIX 3-D

1. RESIDENTIAL USE TYPE AND PERMIT REQUIREMENTS

RESIDENTIAL USE	R-1 Single Family Residential	RS Small Lot Residential	R-2 Two-Family Residential	R-3 Attached Residential	RMU Mixed Use Residential
Single Family Dwellings	P	P	P	P	P
Rooming and Boarding House	--	--	--	P	P
Two Family	--	--	P	P	P
Multi-family Dwellings	--	--	--	P	P
Second Residential Units	A	A	--	--	A
Mobile Home Park	CUP	CUP	CUP	CUP	P
Community Care Facility, Small	P	P	P	P	P
Community Care Facility, Large	CUP	CUP	CUP	P	P
Family Day Care Homes, Small	P	P	P	P	P
Family Day Care Homes, Large	A	A	A	A	P

COMMERCIAL/INDUSTRIAL USES	M1*	M2*	MMU*	GC*	HC*	CMU*
Temporary Resident Shelter	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP

COMMERCIAL USE	NC*	CC*	GC*	HC*	RC*	CBD*	CMU*	HD*	BP*
Multi-family Dwellings	CUP	CUP	-	-	-	CUP	P	CUP	-
Caretaker/Employee Housing	CUP	CUP	CUP	CUP	CUP	--	P	--	--
Single Room Occupant	--	--	--	--	--	CUP	CUP	CUP	--
Community Care Facility	P	P	P	--	--	P	P	--	P
Long Term Care Facility	CUP	P	P	--	--	P	P	--	CUP

Principally permitted use, designated as "P"

Conditionally permitted use, designated as "CUP"

Administratively permitted use, designated as "A"

Primary Use Types not listed or designated by a dash (--) are not permitted in that zone district.

*Definitions for Use Types are located in the Housing Element Appendix 3-E.

2. LAND USE DENSITIES AND DWELLING UNITS PER ACRE

LAND USE DENSITIES	DWELLING UNITS PER ACRE
Low Density Residential	0.5 to 6.9
Medium Density Residential	7.0 to 12.9
High Density Residential	13.0 and Above

3. PERMITTED LAND USE DESIGNATIONS FOR RESIDENTIAL USE

	R-1 Single Family Residential	RS Small Lot Residential	R-2 Two-Family Residential	R-3 Attached Residential	RMU Mixed Use Residential
Minimum Lot Size (sq. ft.) Interior Lot	6,000 sq ft	4,500 sq ft	6,000 sq ft	6,000 sq ft	See Develop. Stds. or Special Area Overlay Districts
Minimum Lot Size (sq. ft.) Corner Lot	7,500 sq ft	5,500 sq ft	7,500 sq ft	7,500 sq ft	
Minimum Lot Width, Interior Lot	60 ft	45 ft	60 ft	60 ft	
Minimum Lot Width, Corner Lot	75 ft	55 ft	75 ft	75 ft	
Residential Density (Maximum per lot)	1 dwelling 1 second unit	1 dwelling 1 second unit	2 dwellings	As provided by General Plan	As provided by General Plan
Minimum Front Yard Setbacks	20 ft for interior lots; 15 ft for corner lots; 20 ft minimum driveways depth	15 ft Front; 20 ft minimum driveway depth	20 ft for interior lots; 15 ft for corner lots; 20 ft minimum driveways depth	20 ft minimum on all street frontages	As provided in Development Standard Overlay or Special Area Overlay District
Minimum Side Yard Setbacks	5 ft interior; 15 ft street side on corner	5 ft interior; 12.5 ft street side on corner	5 ft interior; 15 ft street side on corner	5 ft; 20 ft minimum on all street frontages	
Minimum Rear Yard Setbacks	20% of lot depth; need not exceed 20 ft; 10 ft minimum	15 ft minimum with minimum useable open space provided	20% of lot depth; need not exceed 20 ft; 10 ft minimum	20 ft; 20 ft minimum on all street frontages	
Site Coverage	35% for 2 story; 40% for 1 story	35% for 2 story; 40% for 1 story	none	40%	50%
Height Limit	35 ft	35 ft	35 ft	35 ft	35 ft in R-1/R-2 45 ft
Parking Requirements	2 per Dwelling	2 per Dwelling	2 per Dwelling	*1.5 spaces per unit for 1 Bedroom or 2 per unit for 2+ Bedrooms	

*Guest Parking in projects with 10 or more dwelling units shall provide 1 additional space for each 10 dwelling units or portion thereof.

Setbacks and maximum coverage requirements are similar to those in other communities and are not considered a constraint to the development of affordable housing.

4. PERMIT PROCESSING PROCEDURES AND TIMELINE ESTIMATES

Application	Time Frame
Administrative Permit	Approved by the Planning Director. Public Hearing before Planning Commission. Processing time 4 to 12 weeks.
Conditional Use Permit	Public Hearing before Planning Commission. Processing time between 8 and 12 weeks.
Design Review Permit for Multi-family Construction Projects.	Public Hearing before Design Committee or Planning Commission. Processing time about 16 weeks.
Flood Encroachment Permit	Public Hearing before Planning Commission. Processing time between 8 and 12 weeks.
Major Project Permits	Public Hearing before Planning Commission for processing Stage 1 (Preliminary Development Plan), Stage 2 (Architectural and Landscaping Plan), staff approval of Stage 3 (Final Plans). Processing time 16 to 20 weeks.
Tentative Subdivision Maps	Public Hearing before Planning Commission. Processing time is between 12 and 16 weeks.
Design Review Permits for Residential Subdivisions	Should be obtained concurrent or following processing an application for a tentative residential subdivision map or as a separate permit when modifying existing design standards. Public Hearing before Planning Commission. Processing time 8 to 12 weeks.
Grading Plan/Permits	Planning Director approval for Minor Grading Plans or Public Hearing before Planning Commission for Major Grading Plans. Processing time is between 4 and 12 weeks.
Tree Permits	Planning Director approval of Administrative Tree Permits or Public Hearing before Planning Commission or Design Committee if the tree is associated with a Design Review Permit. Processing time between 8 and 12 weeks.
Variance	Public Hearing before Planning Commission or Design Review. Processing time between 8 and 12 weeks.
Rezone	Public Hearing by both Planning Commission and City Council. Processing time is between 16 and 20 weeks.
General Plan Amendment	Public Hearing by both the Planning Commission and City Council. Processing time between 16 and 20 weeks.
Specific Plan Amendment	Public Hearing by both the Planning Commission and City Council. Processing time between 16 and 20 weeks.
Boundary Line Adjustment	Planning Director approval or Public Hearing before Planning Commission. Processing time between 4 and 12 weeks.

APPENDIX 3-E

RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL ZONES

RESIDENTIAL ZONES

- A. **Single-Family Residential (R1) District.** The R-1, Single-Family Residential district is intended for detached, single-family homes and similar and related uses inclusive of half-plexes.
- B. **Small Lot Residential (RS) District.** The R-S, Small Lot Residential district is intended to allow either attached or detached single-family dwellings, and similar and related compatible uses.
- C. **Two-Family Residential (R2) District.** The R-2, Two-Family Residential district is intended to allow two dwellings per lot, either detached single-family dwellings or duplexes, and similar and related compatible uses.
- D. **Attached Housing (R3) District.** The R-3, Attached Housing district is intended for multiple-family housing. The types of land use intended for the R-3 zoning district include apartments, condominiums, town homes, and similar and related compatible uses.
- E. **Residential Mixed Use (RMU) District.** The Residential Mixed-Use district is intended to promote a variety of residential uses/dwelling types and the flexible citing of uses that are typically considered to be compatible with residential development.

COMMERCIAL ZONES

- A. **Business Professional (BP) District.** The Business Professional district is intended to provide locations for a wide variety of office uses and other uses which are related to and supportive of office uses.
- B. **Neighborhood Commercial (NC) District.** The Neighborhood Commercial district is intended to be applied to properties in close proximity to residential areas providing for convenient retail and personal service facilities.
- C. **Community Commercial (CC) District.** The Community Commercial district is intended to serve the principal retail shopping needs of the entire community by providing areas for shopping centers, and other retail and service uses.
- D. **General Commercial (GC) District.** The General Commercial district is intended to serve the entire community by providing areas for commercial facilities that are more of a service or heavy commercial character than are permitted in the Community Commercial District, and may involve outdoor display, storage or activity areas.
- E. **Highway Commercial (HC) District.** The Highway Commercial district is intended to be applied where commercial facilities serving the traveling public are necessary or desirable.
- F. **Regional Commercial (RC) District.** The Regional Commercial district is intended to provide for commercial facilities serving Roseville and the greater South Placer Area.
- G. **Central Business (CBD) District.** The Central Business district is intended to be applied to the older portions of the downtown area to provide flexibility in the types of uses typically found in the

traditional downtown where a range of business and service, residential, and mixed use uses can be located to support the entire community.

- H. **Commercial Mixed Use (CMU) District.** The Commercial Mixed Use district is intended to promote a variety of commercial uses types and the flexible citing of other uses that are typically considered to be compatible with commercial development. It is the intent of the CMU zoning district to establish a mix of uses, which will be accompanied by overlay zones, to ensure that different commercial uses will be successfully integrated into desirable, cohesive commercial districts. The CMU zoning district shall always be applied in conjunction with either the DS (Development Standards) or SA (Special Area) overlay zones.
- I. **Old Town Historic (HD) District.** The Old Town Historic district is intended to be applied to the original commercial core of Roseville to acknowledge its historic and architectural significance. The HD zoning district is intended to ensure that new land uses and development within the district further the rehabilitation, revitalization, and preservation of the architectural, aesthetic, historic and economic health of the district. Each parcel within a Historic District shall be subject to the specific Historic district design guidelines contained within the City's Community Design Guidelines as adopted by the City Council from time to time. Whenever a Design Review Permit is required for development of a parcel within the Historic District zone, the Historic District guidelines shall apply.

INDUSTRIAL ZONES

- A. **Light Industrial (M1) District.** The Light Industrial district is intended to designate areas appropriate for light industrial uses such as manufacturing, processing, assembly, high technology, research and development and storage uses. The use types permitted within the M-1 district do not include outdoor manufacturing but may include limited outdoor storage and the emission of limited amount of visible gasses, particulates, steam, heat, odor, vibration, glare, dust, and noise. These uses may be compatible operating in relatively close proximity to commercial and residential uses.
- B. **General Industrial (M2) District.** The General Industrial district is intended to designate areas suitable for a broad range of industrial uses including manufacturing, assembly, wholesale distribution, and warehousing.
- C. **Industrial Mixed Use (MMU) District.** This district is intended to promote a variety of industrial use types and the flexible citing of uses that are typically considered to be compatible with industrial development. It is the intent of the MMU zoning district to establish a mix of uses, which will be accompanied by overlay zones, to ensure that different industrial uses will be successfully integrated into desirable, cohesive industrial districts. The MMU zoning district shall always be applied in conjunction with either the -DS (Development Standards) or -SA (Special Area) overlay zones as described in Chapter 19.18.

APPENDIX 3-F

PLACER COUNTY 2002 HOMELESS CENSUS EXECUTIVE SUMMARY

During the last week of March 2002, Sergei Shkurkin and Associates, LLC, conducted a "point-in-time" census of homeless individuals and families in Placer County, California. The survey instrument used was an 89-item questionnaire based on input from service providers and representatives of Placer County public entities. The purpose of the census was to provide an accurate picture of Placer County's homeless population for policy formulation and program planning. The figures we report here are accurate for the week of the count. They give a statistically accurate picture of Placer County's non-seasonal homeless population.

The main findings of the census are as follows:

Totals: At the time of the count there were 405 homeless people in Placer County. This count includes 109 women and 88 children.

Gender: The ratio of men to women in Placer's homeless population is lower than in other jurisdictions (2:1 versus 3:1).

Age: The median age of Placer's homeless population is 41 years, three years older than the general population of Placer County and five years older than California as a whole.

Race: The racial breakdown of Placer County's homeless population approximately mirrors that of the County as a whole, with an overwhelming white majority, seven percent Hispanic, and two percent African American.

Education: Thirty percent dropped out of school before completing 12th grade, but 36% did complete high school, and 25% finished two years of college.

Sources of Support: Eleven percent of the homeless report that they are working at a regular job. One hundred fifty-one adults (37%) in the survey receive one or more types of government assistance, while 102 (38%) receive no assistance and have no work.

Shelter: A little more than half of Placer County's homeless population is sheltered in transitional housing. The rest are unsheltered. We define unsheltered as those living outside in places not meant for human habitation, such as

cars, parks, sidewalks, and abandoned buildings. Of the unsheltered, 53 (43%) said they had declined services because of rules and regulations.

Geographic Mobility: More than half of Placer's homeless population is geographically stable. Those whose last move was within Placer County lived an average of 12 years in the community where they were interviewed. Those whose most recent move was from outside the county had lived in their Placer County communities for 6 years.

Alcohol and Drug Use: The vast majority of adult interviewees, 242 out of 271 (89%), indicated current or past problems with alcohol or drugs. One hundred nine (45%) admitted actively abusing drugs or alcohol at the time of the survey. This is consistent with findings from other homeless studies.

Mental Illness: Almost half of the interviewees, 121 (45%), report having been diagnosed as mentally ill. Again, this is consistent with homeless populations elsewhere.

Other Health Problems: A similar proportion, 124 (46%), report a range of other health problems that had bothered them in the days before the interview.

Veterans: Fifty (18%) of the homeless were military veterans.

Delivery of Social Services: The public and non-profit agencies in the County are delivering a range of social services to the homeless population. Forty-nine percent of the interviewees said they knew a social worker or caseworker to whom they could turn for help. Over 70% of those reporting mental problems (92 of 121) are receiving special assistance. Ninety-one (34%) of the homeless surveyed reported that they refused services. The identification of this hard-to-serve group is important information for those planning services, as they present a special challenge to service providers.

Dreams and Aspirations: When asked what they really wanted, 112 (34%) said they would

like to have work, or a better job, and 82 (30%) said they wanted a good home. Only 27 (10%) said they preferred to remain homeless.

Comparison of Auburn and Roseville: The largest homeless populations are found in the greater Auburn area (127 or 46%) and Roseville (127 or 46%). The characteristics of the homeless in the two communities are very different. In Auburn, the homeless are better educated and have fewer children. Auburn also has more mentally ill. In Roseville, there is higher drug use, a higher proportion of veterans, and the homeless are twice as likely to be unsheltered or live outside. We found no difference between the two communities in the numbers of homeless who are working, and in other sources of support.

The Average Placer County Homeless Person is a 41 year old white male who was graduated from high school and may have some college education. This individual is out of work but in the past has worked at jobs averaging up to \$12.00 per hour. He is most likely either sleeping outside, or in supportive transitional housing. He has lived in his current community an average of 7.8 years. He is equally likely to

live in Auburn or in Roseville. Placer County's average homeless person has current or past problems with drugs (mainly marijuana) or alcohol, and reports to have made serious attempts to end his substance abuse. If he has successfully ended his drug use, he will have been "clean and sober" for an average of 3.6 years. There is almost a 50/50 chance that the homeless individual suffers from mental illness, most likely some form of clinical depression. There is also about a 50/50 chance that he is suffering from a physical ailment, most probably associated with physical trauma. There is a greater than one-in-three chance that he will have been sexually or physically abused as a child. He dreams of having a stable home (either an apartment in town or a cabin in the woods), finding work, and of going on vacation.

The report provides additional comparisons between the sheltered and unsheltered homeless populations, and between veterans and single non-veterans. There are also special descriptions of homeless pet ownership, and the most in need among the homeless, which we defined as unsheltered individuals who had drug problems and a diagnosis of mental illness.

The first of these is the fact that the city of Roseville is located in a highly desirable area. The city is situated on a hillside overlooking the Sacramento River, and is surrounded by some of the most beautiful scenery in the state. The city is also well-served by the Sacramento River, which provides a convenient means of transportation for goods and passengers. The city is also well-served by the Sacramento River, which provides a convenient means of transportation for goods and passengers.

The second of these is the fact that the city of Roseville is a highly desirable location for business and industry. The city is situated in a highly desirable area, and is well-served by the Sacramento River, which provides a convenient means of transportation for goods and passengers. The city is also well-served by the Sacramento River, which provides a convenient means of transportation for goods and passengers.

The third of these is the fact that the city of Roseville is a highly desirable location for business and industry. The city is situated in a highly desirable area, and is well-served by the Sacramento River, which provides a convenient means of transportation for goods and passengers. The city is also well-served by the Sacramento River, which provides a convenient means of transportation for goods and passengers.

The fourth of these is the fact that the city of Roseville is a highly desirable location for business and industry. The city is situated in a highly desirable area, and is well-served by the Sacramento River, which provides a convenient means of transportation for goods and passengers. The city is also well-served by the Sacramento River, which provides a convenient means of transportation for goods and passengers.

The fifth of these is the fact that the city of Roseville is a highly desirable location for business and industry. The city is situated in a highly desirable area, and is well-served by the Sacramento River, which provides a convenient means of transportation for goods and passengers. The city is also well-served by the Sacramento River, which provides a convenient means of transportation for goods and passengers.

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Appendix 4

General Plan Land Use Map

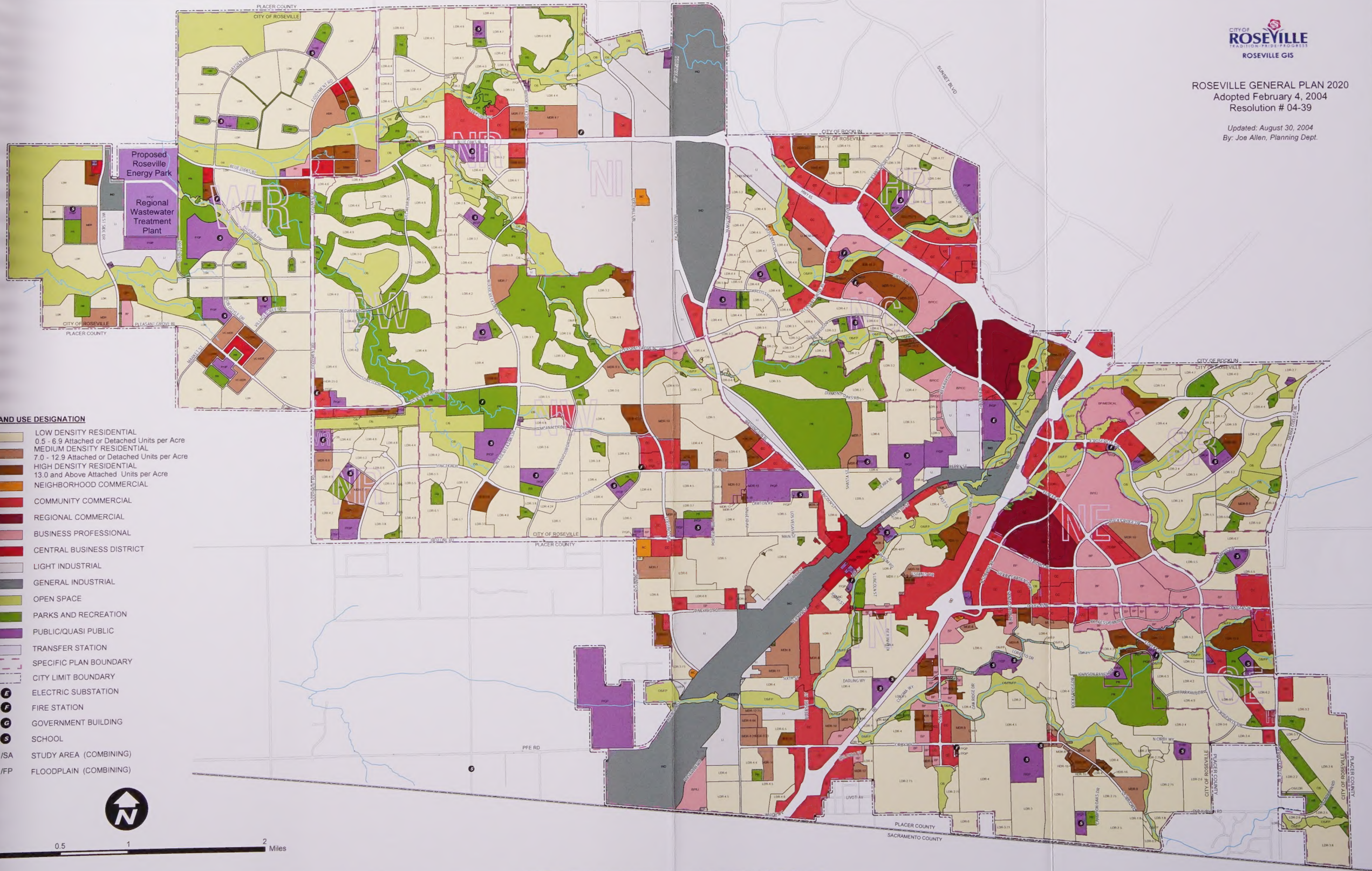
1. Introduction
2. Objectives
3. Methodology
4. Results
5. Discussion
6. Conclusion

LAND USE DESIGNATION

-  LOW DENSITY RESIDENTIAL
0.5 - 6.9 Attached or Detached Units per Acre
-  MEDIUM DENSITY RESIDENTIAL
7.0 - 12.9 Attached or Detached Units per Acre
-  HIGH DENSITY RESIDENTIAL
13.0 and Above Attached Units per Acre
-  NEIGHBORHOOD COMMERCIAL
-  COMMUNITY COMMERCIAL
-  REGIONAL COMMERCIAL
-  BUSINESS PROFESSIONAL
-  CENTRAL BUSINESS DISTRICT
-  LIGHT INDUSTRIAL
-  GENERAL INDUSTRIAL
-  OPEN SPACE
-  PARKS AND RECREATION
-  PUBLIC/QUASI PUBLIC
-  TRANSFER STATION
-  SPECIFIC PLAN BOUNDARY
-  CITY LIMIT BOUNDARY
-  ELECTRIC SUBSTATION
-  FIRE STATION
-  GOVERNMENT BUILDING
-  SCHOOL
-  STUDY AREA (COMBINING)
-  FLOODPLAIN (COMBINING)



0 0.5 1 2 Miles



CITY OF ROSEVILLE LAND USE MAP

U.C. BERKELEY LIBRARIES



C101733765

